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Musson
Cattell
Mackey
Partnership

5680 OAK STREET

APPLICATION FOR REZONING

August 2026

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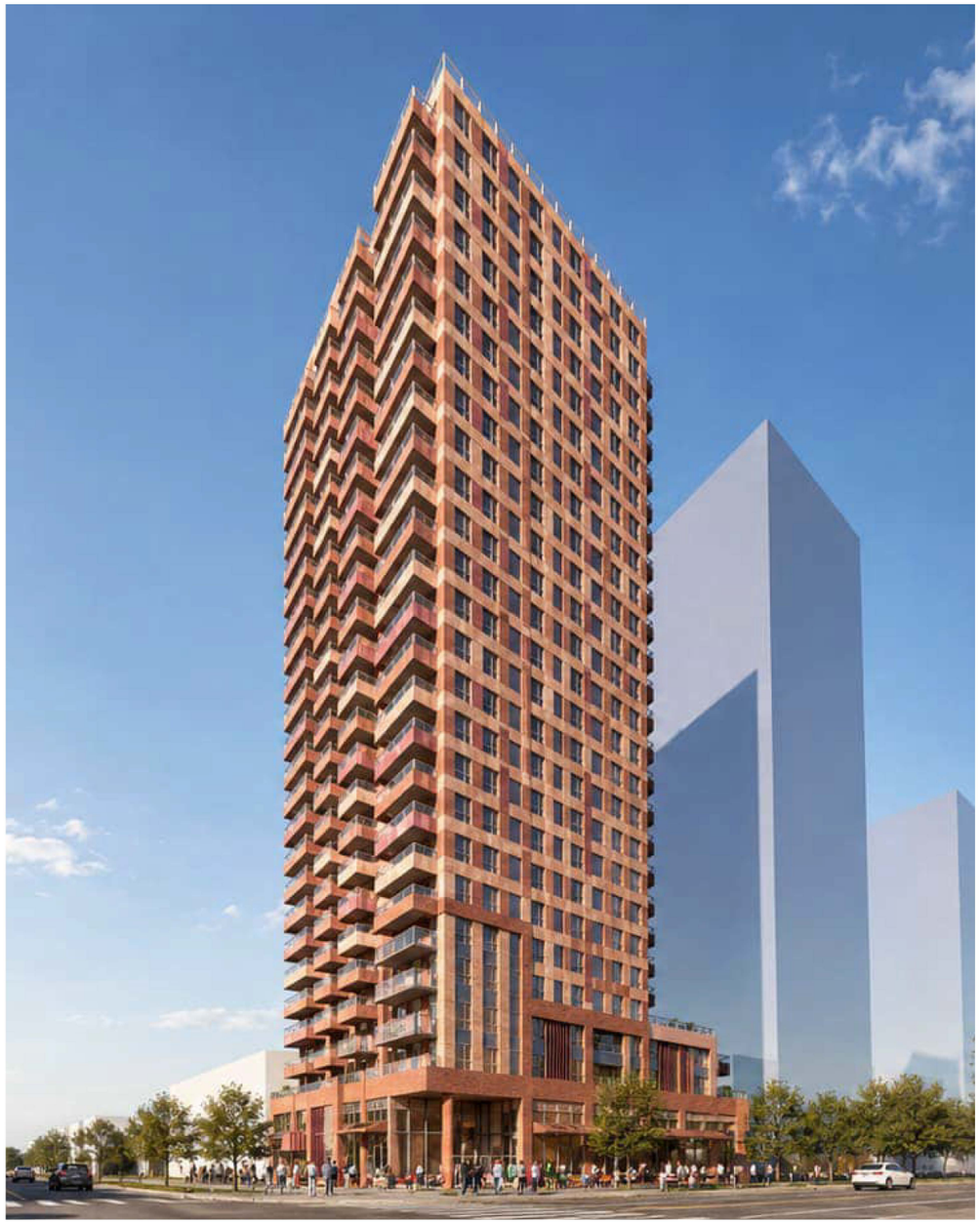
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REZONING INTENT

5680
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Application for Rezoning

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The intent of this proposed rezoning is to rezone the site at 5680 Oak Street from its current C-1 zoning to CD-1. In accordance with the Cambie Corridor Plan Policy, and consistent with the category for 13+ storey mixed-use towers, the proposed residential development intends to deliver strata ownership housing through a 26-storey condominium tower with an FSR of 10.92. The proposal consists of 193 strata units, approximately 3,000 sq. ft. of street-facing retail at grade, five levels of underground parking, and above-grade bicycle storage.

The project will deliver 193 strata units, with 51% comprising family-oriented two-bedroom and three-bedroom units. The proposed development will adhere to the Green Buildings Policy for Rezonings and will follow best practices for rainwater management.

Situated within the Oakridge Municipal Town Centre, along the main arterial of West 41st Avenue, the site is a strong location for high-rise condominium living. Its close proximity to Cambie Street and a SkyTrain station creates a highly urban context with access to major commercial destinations, public amenities, transit, and cycling routes, while nearby schools, parks, and recreation facilities support family living. Overall, the proposal aims to deliver a vibrant, well-designed addition to the emerging Oakridge transit-oriented centre, enhancing housing diversity, supporting active transportation, and contributing to the continued growth and livability of the Oakridge community.

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PROJECT TEAM

5680 Oak Street

Application for Rezoning

August 2026

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JTA Development Consultants is a Vancouver-based, full-service real estate development management firm. We turn project concepts into new developments by assembling and leading integrated teams. Working on our owners' behalf, we guide projects through financing, municipal approvals, construction, and post-occupancy.

Our work often involves complex rezoning, project management and analysis, and community relations. We deliver projects across purpose-built rental housing, market residential, mixed-use, office, heritage retention, non-profit, and industrial sectors.

Founded in 1965, MCM Partnership is one of British Columbia's most established architecture practices with an extensive portfolio ranging from mixed-use transit oriented, multi-family residential, and mixed use office projects. MCM is proud of its role in shaping the built form of the City of Vancouver and continues to be an active participant in this space.

MCM values the strong relationship with City of Vancouver Staff, building on many successful projects in the past. We value the collaborative approach to projects between ourselves and City Staff and look forward to continuing this relationship in the through the realization of the Cambie Plan and beyond.

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TABLE OF CONTENTS

5680 Oak Street

Application for Rezoning

August 2026

SITE CONTEXT

7 SITE DESCRIPTION

8 SITE PHOTOS

9 CONTEXT PHOTOS

10 EXISTING STREETSCAPE

11 EXISTING ZONING CONTEXT

PROPOSAL

13 DEVELOPMENT SUMMARY

14 APPLICABLE POLICIES AND GUIDELINES

16 APPLICABLE POLICIES AND GUIDELINES- CAMBIE CORRIDOR PLAN

17 APPLICABLE POLICIES AND GUIDELINES- OAKRIDGE TRANSIT CENTRE

19 VARIATIONS RATIONALE

20 PROGRAM AND USES

21 PROJECT VISION

23 ARCHITECTURAL MASSING

24 MATERIAL BOARD

25 SUSTAINABILITY

ARCHITECTURAL DRAWINGS

FSR DRAWINGS

LANDSCAPE DRAWINGS

SITE CONTEXT

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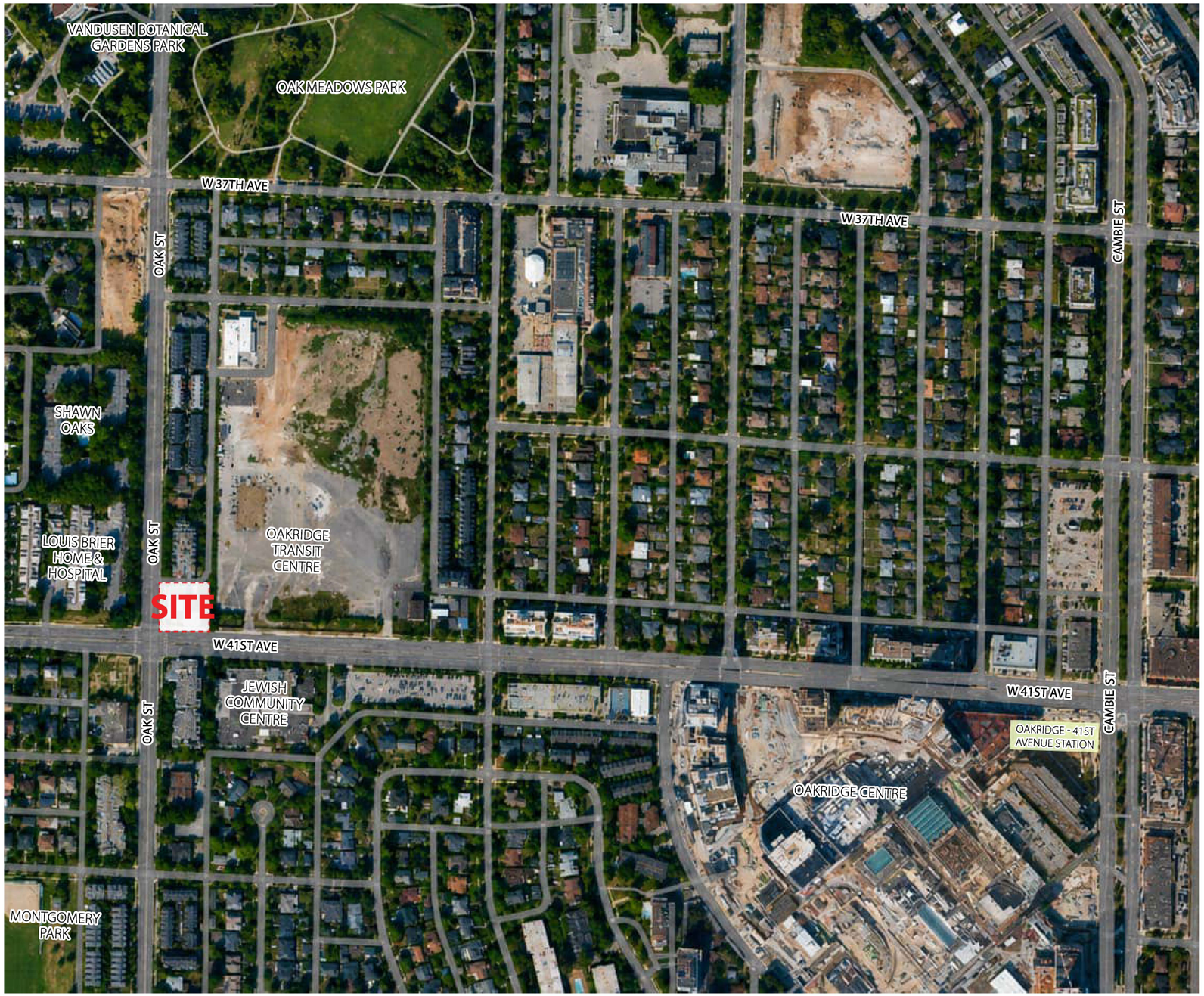
SITE DESCRIPTION

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Located in the heart of Vancouver, 5680 Oak Street is well-positioned within a vibrant and evolving urban landscape. The site enjoys excellent accessibility with its proximity to major transit routes, including frequent bus services along Oak Street and nearby connections to the Canada Line SkyTrain at Oakridge–41st Avenue Station. This connectivity provides seamless access to downtown Vancouver, Richmond, and other key destinations. The area is also close to essential amenities such as schools, parks, shopping centers, and community facilities, making it an ideal location for a mixed-use residential development. As part of the Cambie Corridor Plan, the site offers an opportunity to support the city's vision for sustainable, transit-oriented neighbourhoods while addressing housing needs and enhancing community livability.



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SITE PHOTOS

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Oak Street

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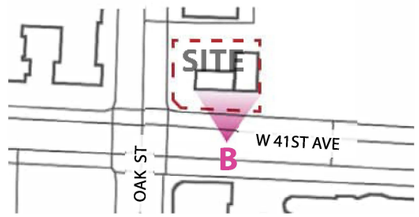
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A. View facing Oak St.





B. View facing 41st.

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CONTEXT PHOTOS

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A. Community Garden



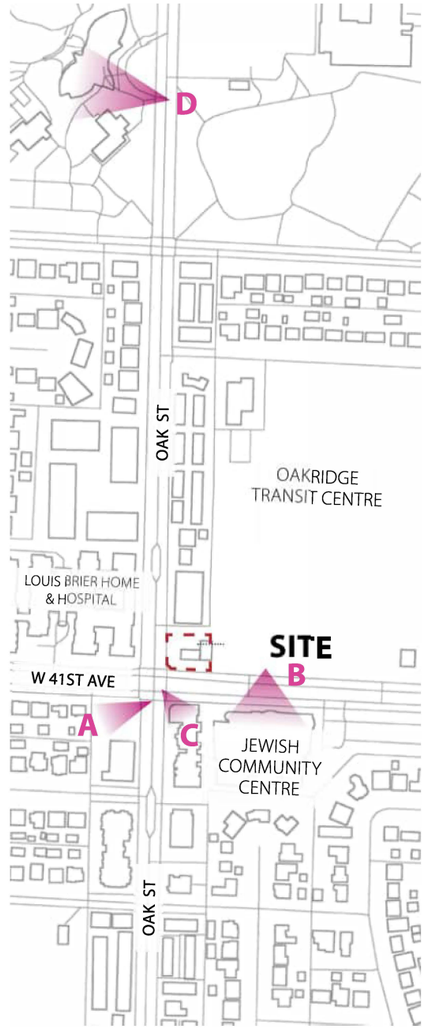
B. Jewish Community Centre



C. View facing across the street



D. Nearby VanDusen Botanical Garden



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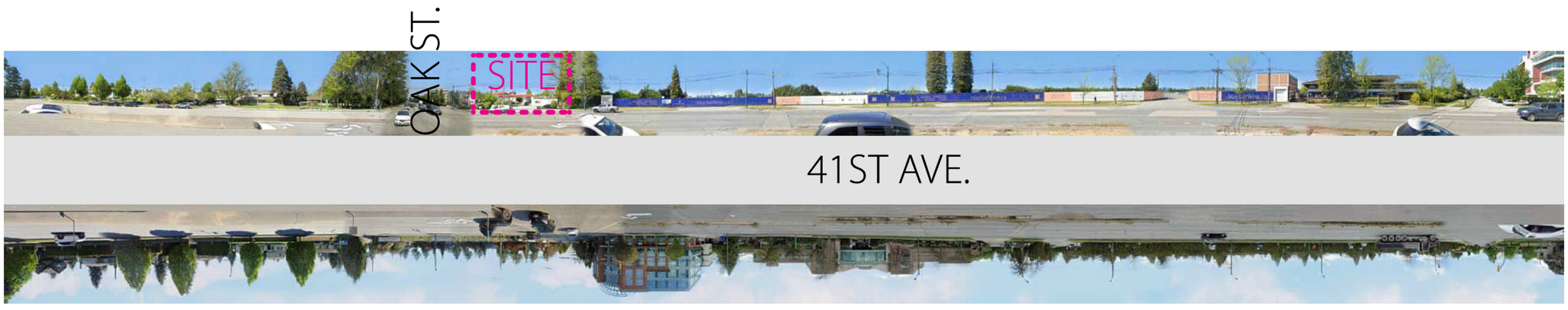
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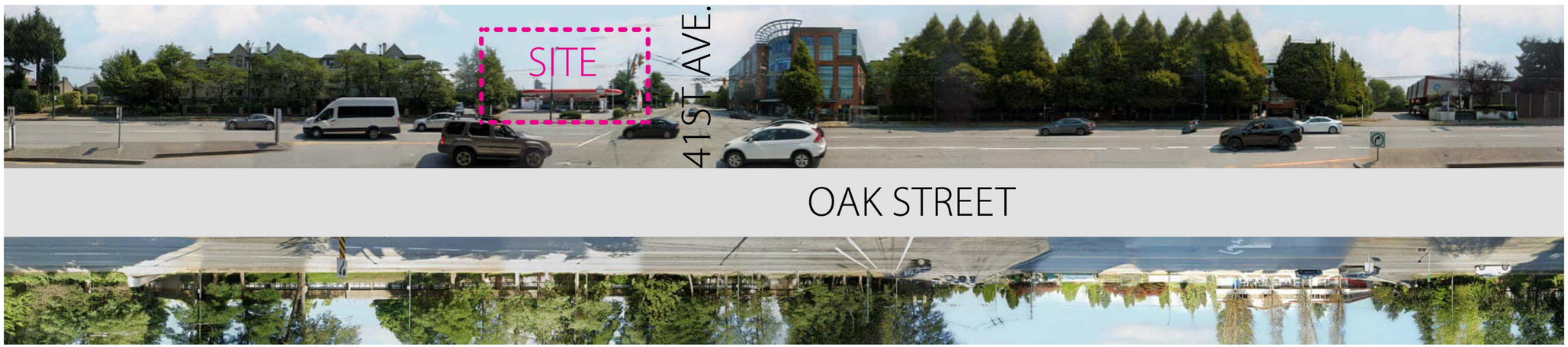
EXISTING STREETSCAPE

5680
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Application for Rezoning

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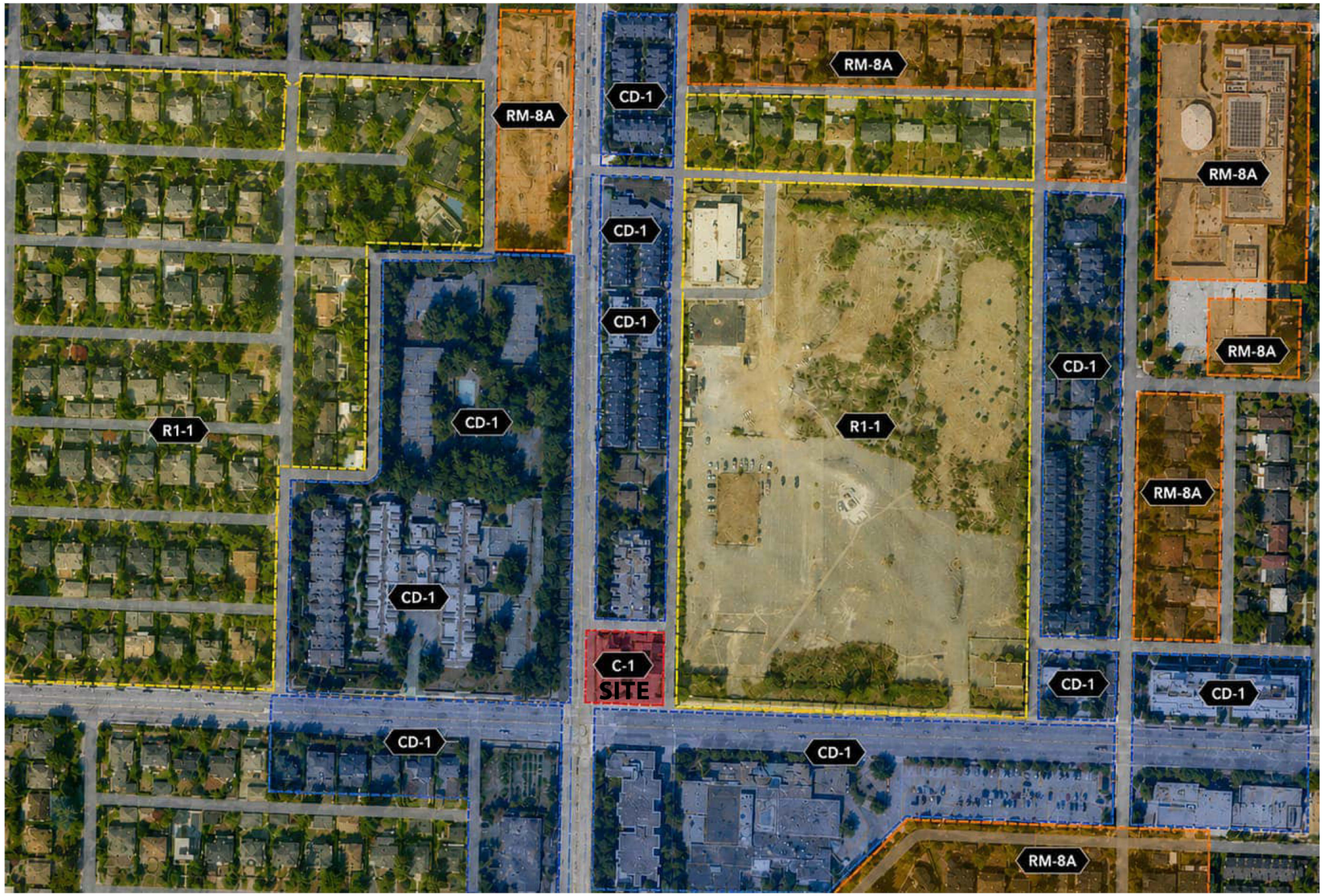
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EXISTING ZONING CONTEXT

5680
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August 2026



R1-1 Residential Inclusive District

RM-8A — Residential District

C-1 — Commercial District

CD-1 — Comprehensive Development District

224012.01

PROPOSAL

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DEVELOPMENT SUMMARY

5680
Oak Street

Application for Rezoning

August 2026

Project Overview

Located at the prominent intersection of Oak Street and West 41st Avenue in Vancouver, this transformative mixed-use development is positioned within an emerging town centre experiencing significant growth and densification. Within walking distance of the Oakridge Mall redevelopment and SkyTrain station, the project occupies a strategic site currently undergoing rezoning and a change of use from its current function as a gas station.

The proposal represents an important contribution to the evolution of the Cambie Corridor Plan, aligning with Vancouver's broader goals for increased urban density, sustainability, transit-oriented growth, and community activation. The development will introduce a thoughtfully scaled 26-storey residential condominium tower that integrates into the surrounding high-density urban fabric. With an FSR of 10.92, the building will provide 193 residential condominium units, including a mix of studio, one-, two-, and three-bedroom homes, each designed with private exterior balconies.

At grade, approximately 3,000 square feet of street-facing retail will animate the public realm, support walkability, and contribute to a more active pedestrian experience along Oak Street and West 41st Avenue. Five levels of underground parking and building services will support both residents and commercial uses.

Generous indoor and outdoor amenity spaces are located on the third floor and rooftop level, offering expansive views toward the North Shore Mountains and surrounding neighbourhoods. These amenities are designed to encourage social interaction, leisure, and community-building, enhancing the overall livability of the development.

Neighbourhood Context: Oakridge

Oakridge Town Centre, centered around West 41st Avenue and Cambie Street, is one of Vancouver's major growth hubs. The former Oakridge Centre mall is being redeveloped into Oakridge Park, a large mixed-use district with housing, retail, offices, civic amenities, public spaces, and a direct connection to the Oakridge–41st Avenue Canada Line Station.

The area is transitioning from a suburban-style shopping centre into a denser urban district with high-rise residential towers, shopping and dining, cultural venues, and community facilities. Transit access is a key strength, with station upgrades underway to support the redevelopment. Oakridge is also connected to a strong network of green spaces, including Queen Elizabeth Park, VanDusen Botanical Garden, Tisdall Park, and Langara Golf Course. A major public park is also planned within Oakridge Mall combining rooftop and ground-level open space and further strengthening the area's role as a mixed-use centre with access to parks, recreation, and civic amenities.

Statistics summary

HEIGHT

279'-6" (85.19M) 26 storyes

* 16'-0" of mechanical screening/ elevator overrun excluded

FSR

10.92 FSR = 173,811 SF (16,148 SM)

RESIDENTIAL STRATA OWNERSHIP HOUSING 193 units

UNIT MIX AND AVERAGE UNIT SIZES (51% family-oriented units)

1 X Studio [Average size 492 ft^2 (46m^2)]

46 X One Bedroom [Average size 521 ft^2 (48 m^2)]

47 X One Bedroom and Den [Average size 641 ft^2 (60m^2)]

48 X Two Bedrooms [Average size 820 ft^2 (76 m^2)]

51 X Three Bedrooms [Average size 981 ft^2 (91 m^2)]

Architectural Design

The architectural design is contemporary yet understated, with earthy materiality that complements the future towers around the site. It is shaped by a clear interplay between arrangement, identity, and open space. Its façade expression varies between the north–south and east–west elevations, creating visual interest across the overall composition. The north and south façades present a flatter, more unified architectural language, while the east and west façades incorporate projecting balconies that introduce depth, rhythm, and dynamic massing. This variation balances restrained elevations with more articulated ones, enriching the building's character.

In terms of hierarchy, the project is defined through two distinct yet connected grid systems: one for the tower and one for the podium. The tower is organized by a simple, powerful grid that distinguishes solid terracotta panels from glazed window openings, giving the residential expression clarity and refinement. At the podium level, a larger-scale grid with broader bay proportions is introduced, using brick cladding and varied infill materials to create a more grounded and tactile character. Together, these grid languages establish a cohesive architectural dialogue between the tower and podium.

Landscape and Placemaking Vision

The landscape concept is guided by three core principles:

Placemaking: The design establishes a strong urban node at Oak Street and West 41st Avenue, anchored by a public plaza and café spillover area. Feature paving inspired by the building façade, along with bistro seating, benches, bike parking, custom planters, and street trees, creates an active and welcoming pedestrian corner.

Community: The landscape supports social interaction through layered amenity spaces for residents and visitors. Ground-level retail frontage and plaza seating encourage public gathering, while the Level 3 podium and roof areas provide spaces for play, gardening, outdoor dining, co-working, lounging, and informal recreation.

Urban Nature: Planting is used to soften the urban setting and add ecological value. Street trees, planters, privacy hedges, planted roof edges, lawn areas, and urban agriculture spaces introduce greenery throughout the site, supporting bird habitat, comfort, and a stronger visual connection to the surrounding natural and built context.

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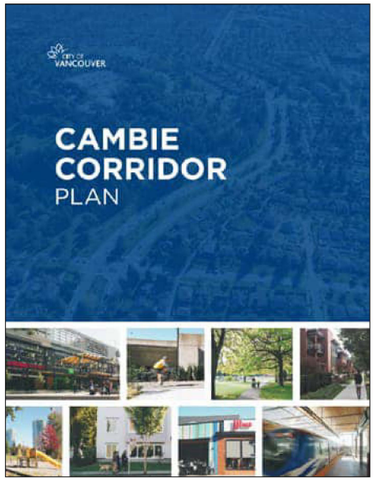
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APPLICABLE POLICIES AND GUIDELINES

5680 Oak Street

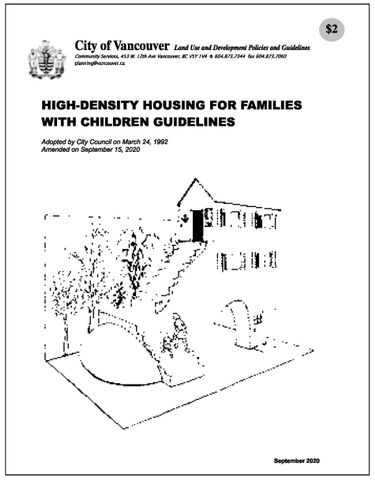
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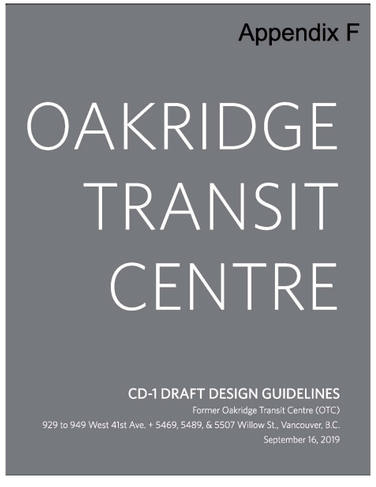
Cambie Corridor Plan

The site is located within the 'Cambie Corridor Plan' and the proposed building will comply with the relevant requirements, including the intent to improve the general environment of the Cambie Corridor as a key component of a sustainable, livable city of neighbourhoods, offering places to live, work, shop play and feel part of a community.



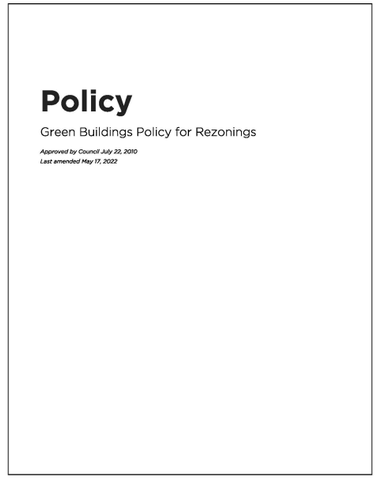
High-Density Housing for Families with Children Guidelines

The proposal would comply with the 'High-Density Housing for Families with Children Guidelines' to address the key issues of site, building and unit design which relate to residential liveability for families with children.



Oakridge Transit Centre

The plan rezones the former Oakridge Transit Centre site at 949 West 41st Avenue and 5469–5507 Willow Street from RS-1 to CD-1 for a major mixed-use redevelopment.



Green Building Policy for Rezonings

The proposal would comply with the 'Green
Building Policy for Rezonings' including an integrated rainwater management system and
green infrastructure.

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APPLICABLE POLICIES AND GUIDELINES

5680 Oak Street

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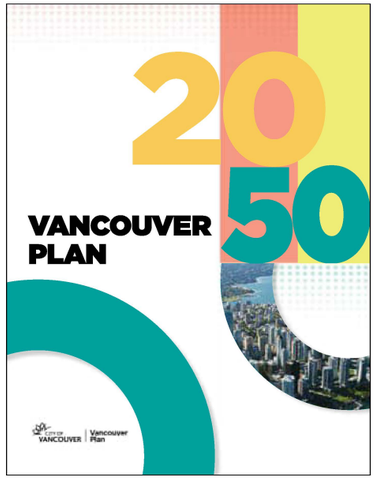


Family Room: Housing Mix Policy for Rezoning Projects

The proposal would comply with the 'Family Room: Housing Mix Policy for Rezoning Projects' to meet the needs of families and larger households. This approach aims to support Vancouver's future as a family-friendly city while fostering a more diverse and sustainable long-term housing mix.

Other Policies and Guidelines

Vancouver Building By-law (2024)
Zoning By-law (3575)
C-1 District Schedule
Housing Design and Technical Guidelines (2021)
Parking By-Law 6059
Community Amenity Contributions Policy for Rezonings (2024)
Transportation Demand Management for Developments in Vancouver (2024)



Vancouver Plan

Development in the area

950 W 41st Ave (Jewish Community Centre)
949 West 41st Avenue (Oakridge Transit Centre)
Louis Brier (41st and Oak)
5505-5585 Oak St (Shawn Oaks)

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APPLICABLE POLICIES AND GUIDELINES - CAMBIE CORRIDOR PLAN

5680 Oak Street

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Overview

- The Cambie Corridor Plan is a transit-oriented growth plan. Its urban design direction is to concentrate density, housing choice, jobs, amenities, and public life around Canada Line stations and key arterials, while creating walkable, cycle-able neighbourhoods with better public realm, active street edges, and sensitive transitions to lower-density areas. The core principles are: optimize transit investment; build complete communities; prioritize walking/cycling/transit; focus intensity and activity at stations; expand housing choice and affordability; respect neighbourhood context; and add job space in transit-supportive locations.
- The proposed site is located within the Oakridge Municipal Town Centre. The plan identifies Cambie Street and West 41st Avenue as the primary regional hub, with activity along 41st Avenue extending westward toward Oak Street.
- Urban design priorities include establishing a clear hierarchy of streets and public spaces, creating active connections to break up long blocks, introducing new plazas and gathering spaces, and enhancing walking and cycling routes. Building heights are generally concentrated along arterials and key connections, while maintaining access to sunlight and the quality of open spaces.

General Guidelines

The proposed site is not specifically defined in the plan but shares similar characteristics with 5763 Oak Street. It can therefore be considered under Section 4.3.3 — Mixed-Use Buildings on Arterials.

- Tower floor plates should not exceed an average of 603.9 sq. m (6,500 sq. ft)
- Minimum tower separation of 24.4 m (80 ft)
- Wrap commercial corners with an active street presence on the flanking streets. This may include cafe seating, or other animated features

Concept land use plan

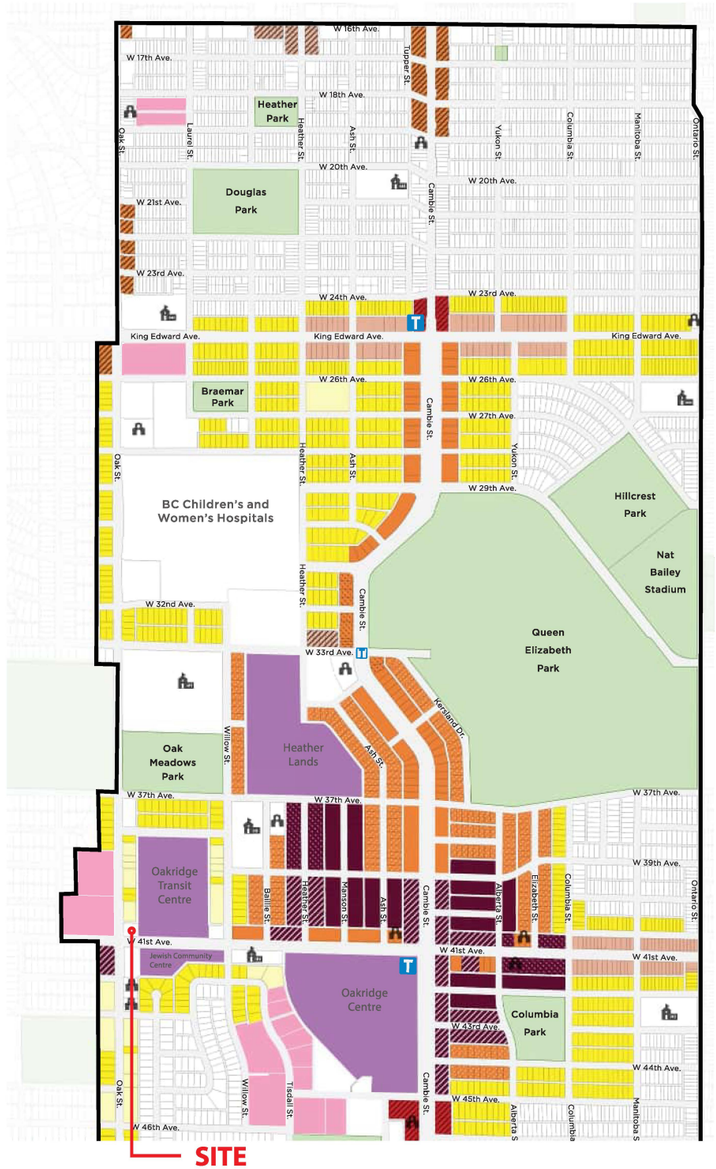
LEGEND

- Tower (13+ storeys)
- Apartment (up to 12 storeys)
- Apartment (up to 8 storeys)
- Apartment (up to 6 storeys)
- Apartment (up to 4 storeys strata or 6 storeys rental)
- Apartment (up to 4 storeys)
- Townhouse
- Mixed-use tower (13+ storeys)
- Mixed-use (up to 10 storeys)
- Mixed-use (up to 8 storeys)
- Mixed-use (up to 6 storeys)
- Mixed-use (up to 4 storeys)
- Tower with choice of use
- Apartment with choice of use at grade (up to 6 storeys)
- Intensive employment
- Unique site (opportunity for higher densities)
- Major Project (separate planning program underway or approved)

Other

- Existing townhouse
- Area boundary
- Marpole Community Plan (2014) area
- Canada Line station
- Future potential station
- Place of worship
- School

Note: Some areas may be subject to the Transit-Oriented Areas Designation By-law and the Transit-Oriented Areas Rezoning Policy.



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APPLICABLE POLICIES AND GUIDELINES - OAKRIDGE TRANSIT CENTRE

5680 Oak Street

Application for Rezoning

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Overview

- Although not included in this plan, the OTC plan and its urban design policies are more relevant to the 5680 Oak site than the Cambie Corridor Plan.
- **Overview:** The plan rezones the former Oakridge Transit Centre site at 949 West 41st Avenue and 5469–5507 Willow Street from RS-1 to CD-1 for a major mixed-use redevelopment.
- **Scale of development:** The plan proposes approximately 1.5 million sq. ft. of development across 17 buildings, ranging from 1 to 26 storeys.
- **Housing mix:** Approximately 1,630 homes are planned. Most are strata residential units, along with social housing and secured rental units, including moderate-income rental units.
- Public amenities: The plan includes a 2-acre public park, a childcare facility, public washrooms, and open-space improvements.
- **Commercial space:** About 25,000 sq. ft. of local-serving commercial space is proposed, primarily along West 41st Avenue and the internal commercial mews.
- **Urban design concept:** The site is organized around a central public park, new internal streets, pedestrian mews, courtyards, and green connections intended to create a walkable neighbourhood.
- **Transportation approach:** The plan prioritizes walking, cycling, and transit, with new pedestrian and cycling routes, protected bike facilities, bike-share stations, traffic calming measures, and access to nearby bus routes and the Oakridge–41st Avenue Canada Line station.
- **Phasing:** Development is expected to occur over four phases across approximately 10–12 years, starting near the southwest corner along 41st Avenue and moving east and north.
- Sustainability strategy: The plan emphasizes green buildings, rainwater management, bioswales, rain gardens, tree canopy, green roofs, reduced parking, EV charging, and lower operational carbon emissions.
- Public benefits package: The applicant's proposed public benefits include land and delivery for social housing, the childcare facility, the public park, transportation improvements, and public art contributions.

Concept land use plan



Conceptual massing



APPLICABLE POLICIES AND GUIDELINES - OAKRIDGE TRANSIT CENTRE

5680 Oak Street

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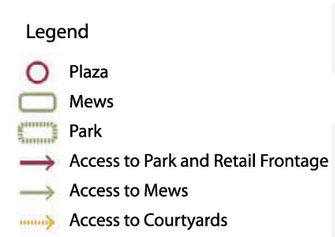
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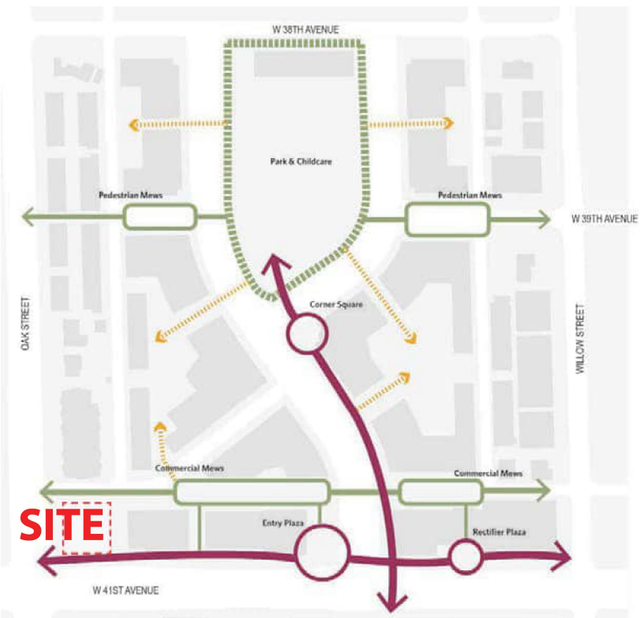
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Urban Design and Public Realm Concepts

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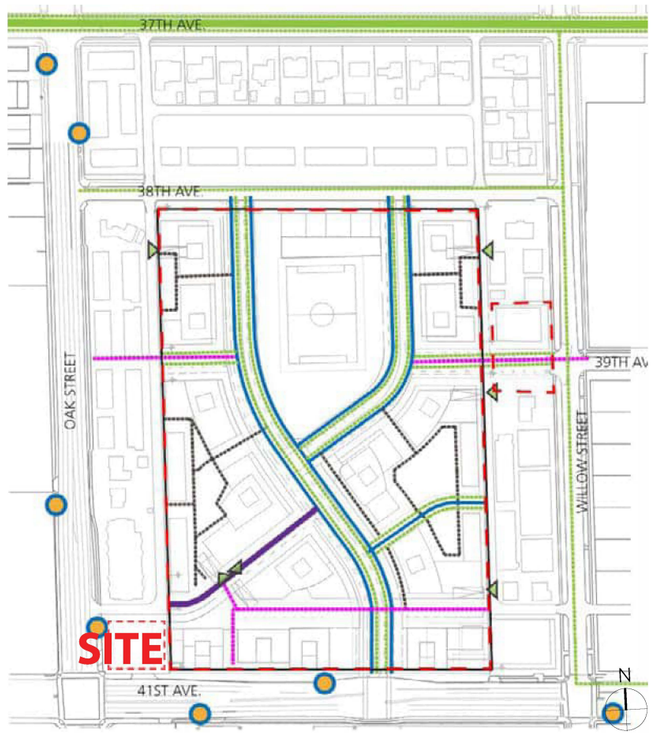
Public realm and connectivity





Movement networks





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VARIATIONS RATIONALE

5680 Oak Street

Application for Rezoning

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Proposed Tower Floor Plate Increase

The Cambie Corridor Plan currently identifies a typical residential tower floor plate of 6,500 sq. ft. The subject application proposes a modestly larger tower floor plate of approximately 7,000 sq. ft. This represents a limited increase that remains consistent with the intent of the policy framework, particularly where adequate tower separation, shadow performance, privacy, and overall urban design objectives can be maintained.

The 6,500 sq. ft. benchmark was originally established, in part, to support slender tower forms and ensure that 80-foot tower separation could be achieved across a range of sites within the Cambie Corridor. In this instance, however, the site-specific conditions allow for a slightly larger floor plate without compromising tower separation or the reasonable development potential of adjacent sites. The proposed floor plate therefore represents a context-specific design response rather than a departure from the broader urban design intent.

The proposed approximately 7,000 sq. ft. floor plate provides several complementary benefits. First, it allows for a more efficient residential layout by improving the ratio of net residential area to core, corridor, and service space. This supports the delivery of additional much-needed residential units while maintaining functional, livable unit sizes. Second, the slightly larger and narrow floor plate better aligns the tower structure with the parking layout below, reducing the need for costly transfer structures and allowing for a more efficient and practical parkade for future residents.

The slightly larger floor plate also supports improved livability. The additional area allows for more flexible unit planning, better-proportioned suites, required bulk storage in accordance with City staff advice, improved furniture layouts, and a broader range of unit types, including family-oriented units. It also helps accommodate increased seismic, accessibility, energy, and building-code requirements without forcing units to become inefficient or undersized. Importantly, the proposed narrow floor plate also improves the tower siting by allowing the tower to be shifted further west, away from the future park within Oakridge Town Centre. This results in tower shadows being cast farther away from the park, thereby reducing potential shadow impacts on this important future public open space.

From a sustainability perspective, a more efficient floor plate can reduce the amount of concrete structure, envelope area, and redundant circulation required per dwelling unit. This supports lower embodied carbon and improved construction efficiency while still maintaining a slender tower form appropriate to the Cambie Corridor and Oakridge Transit Centre contexts.

In the face of high construction costs, increased development charges, and elevated interest rates, the efficiency gained through the proposed floor plate is critical to the feasible delivery of high-quality and family-oriented housing. The proposal balances policy intent, urban design performance, housing delivery, livability, sustainability, shadow performance, and construction practicality. For these reasons, the requested variation to permit an approximately 7,000 sq. ft. tower floor plate is supportable.

Above-Grade Bicycle Storage and Exclusion from FSR

Given the modest size of the site, the significant dedication and right-of-way requirements requested by Engineering, and the project's objective to provide both underground parking and a substantial amount of ground-floor retail space, the development proposes to locate the majority of Class B bicycle storage on Level 2.

Level 2 is designed as a partial mezzanine. A portion of this level is dedicated to secure bicycle storage, while other areas maintain double-height ceilings to enhance the ground-floor retail experience and support an active street frontage. To ensure convenient and equitable access, the proposal includes a dedicated bicycle elevator. This elevator is directly accessible from the street through key-card access for cyclists and provides a direct connection to the bicycle storage area on Level 2. In addition, residents and tenants may access the bicycle storage area via the main tower elevators, ensuring convenient, universal, and integrated circulation throughout the building.

Bicycle storage is typically permitted underground, where it is excluded from FSR calculations as a storage use. We respectfully request that the same rationale be applied to the proposed bicycle storage area on Level 2, as it functions exclusively as secured storage space and supports the project's transportation demand management objectives. Accordingly, we request that this bicycle storage area be excluded from the FSR calculation.

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PROGRAM AND USES

5680
Oak Street

Application for Rezoning

August 2026

The project is located on a prominent corner along an emerging commercial street. The design responds to this vibrant context by creating an active and engaging pedestrian streetscape. The building capitalizes on open views toward West Vancouver and the North Shore Mountains, while aligning with the City of Vancouver's goals to increase housing in transit-oriented areas.

The ground floor features two street-level retail units fronting both Oak Street and West 41st Avenue, creating an active pedestrian environment. It also includes residential lobby access, service areas, loading facilities, and outdoor public spaces that foster both public interaction and resident well-being. The retail plaza provides a vibrant interface at this important corner, encouraging social activity and supporting commercial engagement.

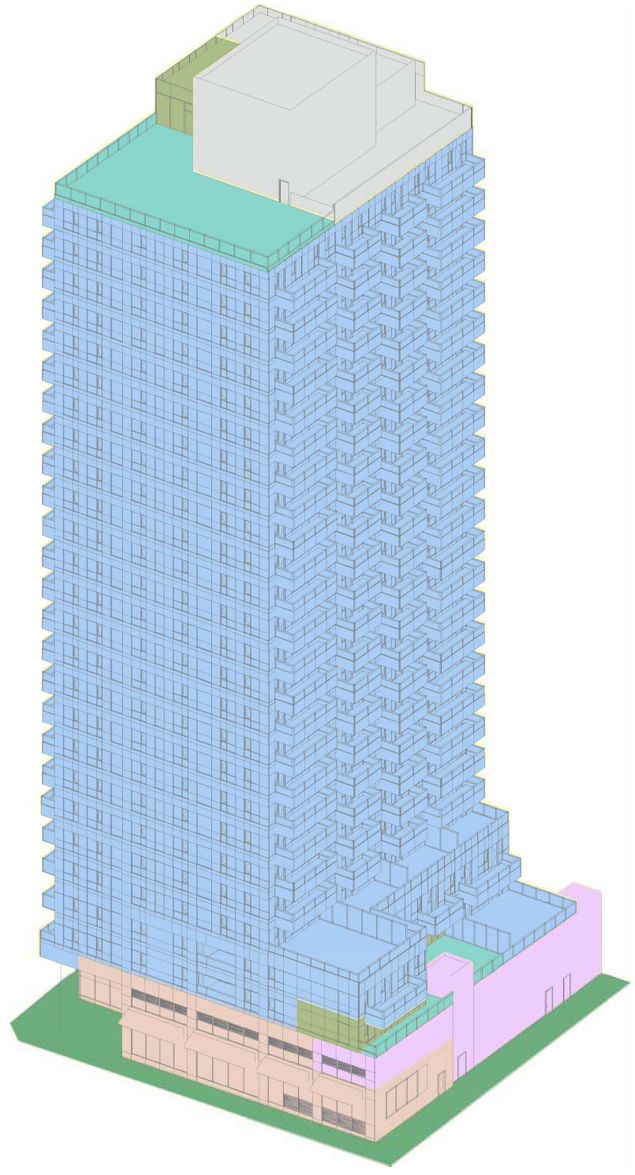
The second level is designed as a partial mezzanine, with a portion allocated to secured Class B bicycle storage. The remaining area features double-height ceilings, enhancing the spatial quality of the ground-floor retail experience.

The third level accommodates residential units, interior amenity spaces serving a range of functions, and exterior amenity areas. The outdoor spaces include a nature-themed play area with soft surfacing and creative play structures for children, seating, and raised flexible planters that support urban agriculture initiatives.

The typical tower floors are dedicated entirely to strata ownership housing. The unit mix exceeds the minimum family-oriented housing targets set by the City's rezoning requirements, offering 26% three-bedroom units and 25% two-bedroom units, resulting in a total of 51% family-oriented units. At the fifth level, the transition from the podium to the tower creates larger private decks for residential units located on the east side of the tower.

The top amenity level includes a mechanical room, outdoor equipment areas, and a smaller interior amenity space designed for leisure, work, and community gatherings. An expansive exterior amenity area complements this level, offering a city and mountain view lounge for relaxation, a landscaped games area, flexible seating areas, planted areas, outdoor play spaces, and coworking areas designed to support remote work. The level also includes a community barbecue and dining area, providing a social hub where residents can cook, eat, and connect.

- Residential- Strata ownership
- Mechanical/ service
- Bicycle storage
- Retail
- Exterior amenity
- Interior amenity
- Urban streetscape/ retail plaza



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PROJECT VISION

5680
Oak Street

Application for Rezoning

August 2026

A VIBRANT, MIXED-USE STREETSCAPE

The project envisions the ground level as a lively retail destination, fostering interaction and engagement between residents and the broader community.

- **Active Frontage:** Thoughtfully designed storefronts will animate the main streets, encouraging pedestrian activity and creating a welcoming neighbourhood hub.
- **Essential Retail:** Ground-level spaces will cater to everyday needs, such as cafés, convenience stores, and boutique shops, enriching the local urban experience.
- **Community Connection:** By incorporating spaces for gathering and interaction, the retail component will become a vital part of the surrounding community fabric.

SEAMLESS INTEGRATION WITH THE CAMBIE CORRIDOR

The development aligns with the Cambie Corridor Plan by embracing thoughtful density and creating a welcoming urban environment.

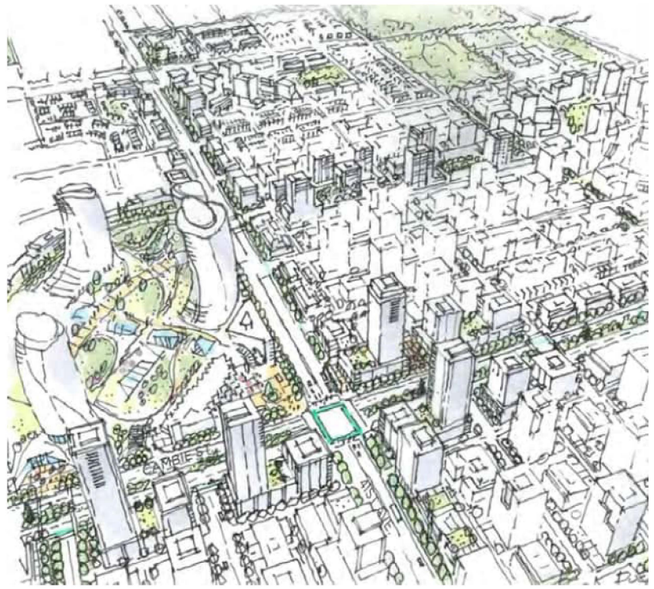
- **Density with Design:** A slender and elegant tower design will balance density with visual appeal, contributing to Vancouver's skyline while minimizing the impact on neighbouring properties.
- **Community-Oriented Spaces:** Public and semi-public spaces will foster interaction and enhance the sense of community within the development and its surroundings.
- **Responsive Urban Fabric:** The design respects the surrounding neighbourhood's scale and character while introducing modern architectural elements that reflect Vancouver's evolving identity.



Conceptual Sketch from Cambie Corridor Plan



Active Frontage in Gastown



Conceptual Sketch from Cambie Corridor Plan



A Mixed-Use Streetscape

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PROJECT VISION

5680 Oak Street

Application for Rezoning

August 2026

SUSTAINABILITY AT ITS CORE

Sustainability is a cornerstone of our vision, ensuring that the project contributes positively to Vancouver's climate goals while promoting long-term environmental stewardship.

- **Energy Efficiency:** The building will adhere to Vancouver's Green Buildings Policy, incorporating advanced energy-efficient systems, sustainable materials, and renewable energy sources.
- **Green Spaces:** Landscaped outdoor areas, green roofs, and tree-lined edges will enhance urban biodiversity and provide calming spaces for relaxation.
- **Transit Orientation:** The project leverages its proximity to the Canada Line SkyTrain and bus routes to encourage a car-light lifestyle, reducing emissions and supporting sustainable transportation.



Conceptual Sketch from Cambie Corridor Plan



Roof Garden

ACCESSIBILITY AND CONNECTIVITY

Situated at a strategic location, the project will capitalize on its accessibility to create a truly connected community.

- **Transit Proximity:** Just minutes from Oakridge–41st Avenue Station and major bus routes, the site is ideal for transit-oriented development.
- **Walkability:** The development enhances walkability through active retail edges and seamless connections to nearby amenities such as parks, schools, and Oakridge Centre.
- **Urban Connectivity:** The site's location along Oak Street provides direct links to key commercial, cultural, and recreational destinations in Vancouver and beyond.



Conceptual Sketch from Cambie Corridor Plan



Cambie Street illustration from Cambie Corridor Plan

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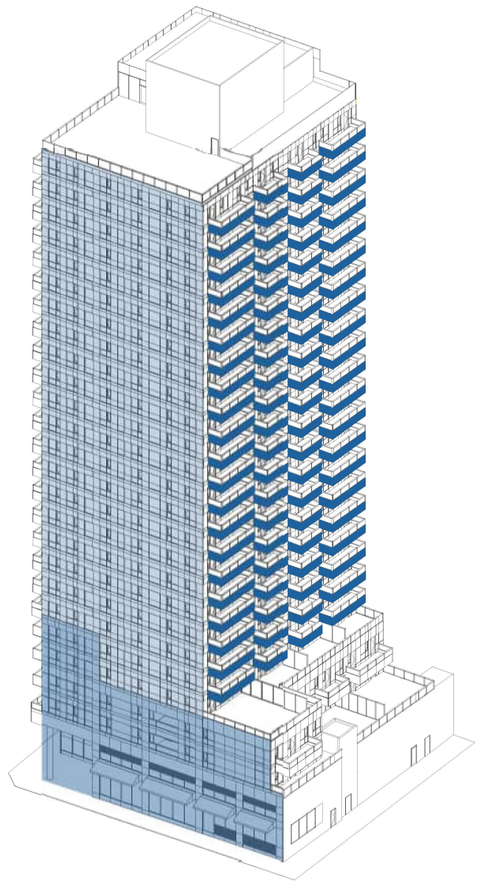
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ARCHITECTURAL MASSING

5680
Oak Street

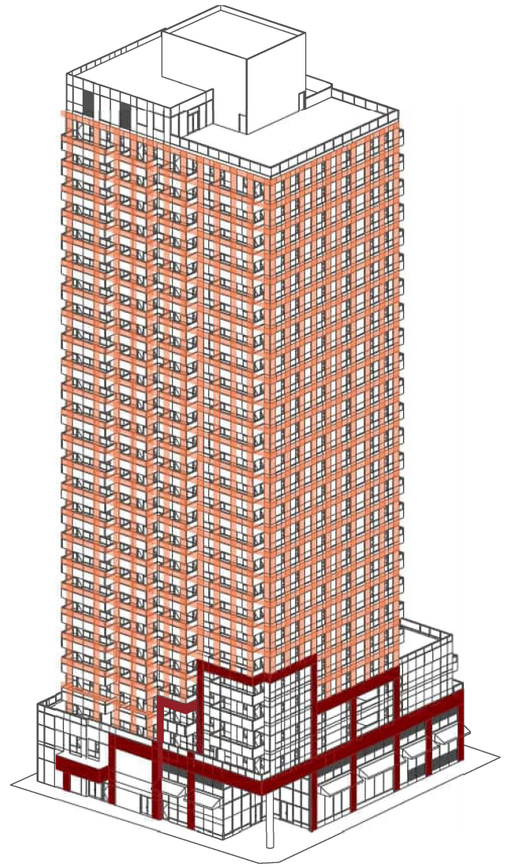
Application for Rezoning

August 2026



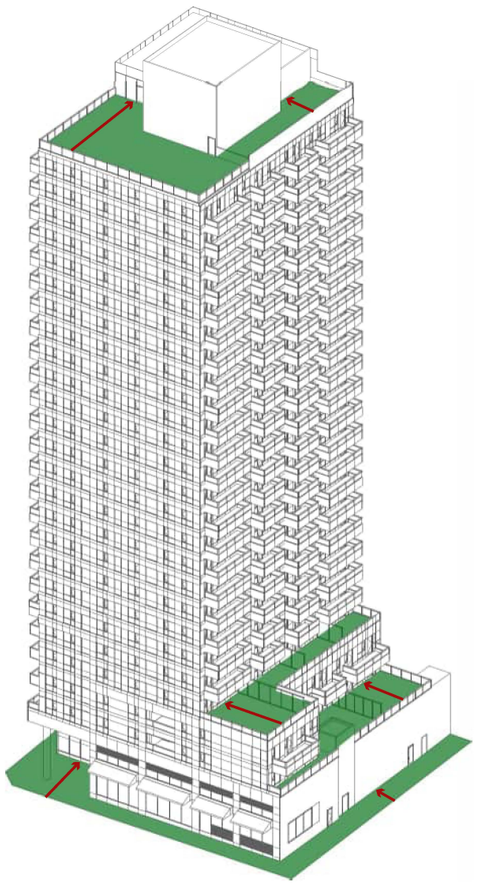
ARRANGEMENT

The façade expression varies between the north-south and east-west elevations, creating visual interest across the building. The north and south façades present a flatter, more unified architectural expression, while the east and west façades incorporate projecting balconies that create a more volumetric and dynamic massing. This dialogue between restrained and articulated elevations adds variation, depth, and architectural interest to the overall composition.



IDENTITY

The architectural identity is expressed through two distinct yet connected grid systems for the tower and podium. The tower features a simple yet powerful grid that distinguishes solid terracotta panels from glazed window openings, creating a clear vertical rhythm and refined residential character. The podium introduces a larger-scale grid with broader bay proportions, expressed through brick cladding and varied infill materials. Together, these grid languages create a cohesive architectural dialogue.



SETBACKS AND OPEN SPACES

The varied setbacks across the building help shape the overall form, while the resulting recesses create open spaces for residents. The podium and upper-level setbacks further define the building's character and architectural identity.

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MATERIAL BOARD

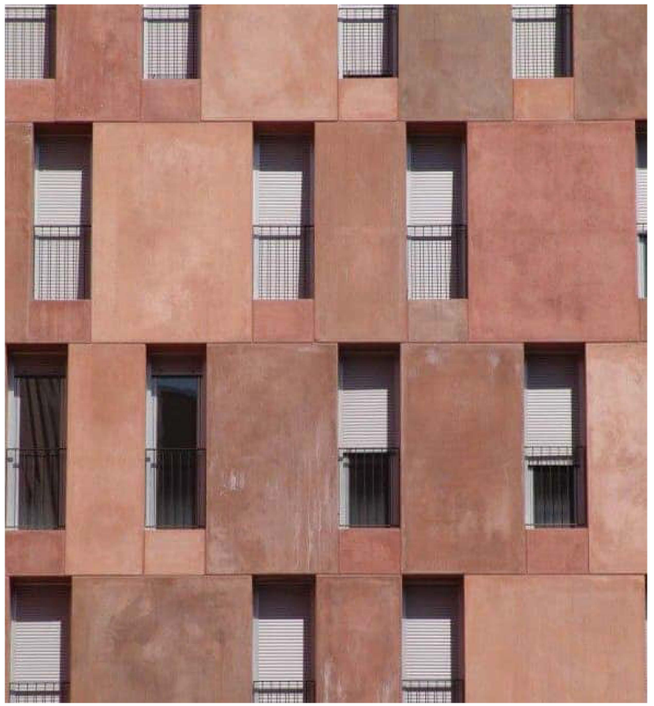
5680
Oak Street

Application for Rezoning

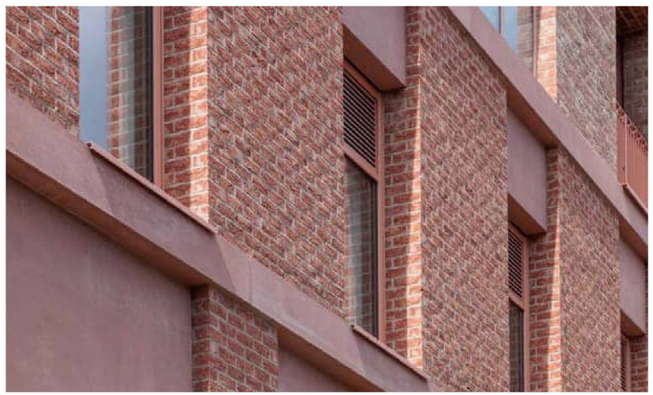
August 2026



Storefront glazing system



Ceramic cladding 1



Brick cladding



Vision and spandrel window-wall system



Ceramic cladding 2

SUSTAINABILITY

GREEN BUILDINGS POLICY FOR REZONING
LOW EMISSIONS GREEN BUILDINGS - RESIDENTIAL

Overall Building Performance
- The project aims to achieve the minimum requirements as dictated by the Green Buildings Policy for Rezonings 2016
- The simplified building form reduces heat loss through the envelope, thereby minimizing overall energy demand
- Less than 50% glazing ratio

Low Emitting Materials
- Material selection informed by a carbon emission life cycle analysis to minimize embodied carbon
- Compliance with recognized environmental and air quality standards
- Use of high-albedo materials for mitigation of the urban heat island effect and improvement of building energy efficiency

Embodied Emissions
- The project life-cycle equivalent annual carbon dioxide emissions ($kgCO_2e/m^2$) will be calculated and reported through a whole-building life cycle assessment
- Report including carbon intensity, total embodied carbon, and equivalent annual values

Verified Direct Ventilation
- Ventilation system specification supplying outdoor air directly to all occupied spaces
- Ventilation design and testing documentation meeting City standards
- Dedicated energy recovery ventilation unit in each residential unit to reduce heating load
- Filtration of outside air to reduce occupant exposure to hazardous particles

Refrigerant Emissions
- Annual refrigerant emissions report in carbon dioxide equivalent, calculated using the City's approved methodology
- Air-source heat pumps as the primary source of heating and cooling in residential units
- Mechanical cooling in each residential unit to ensure future occupant comfort

Whole Building Airtightness
- Whole-building airtightness test results demonstrating compliance with City standards
- Suite-level airtightness test results for a representative number of residential suites

Integrated Rainwater Management and Green Infrastructure
- Site-level rainwater management plan
- Green and grey infrastructure strategies for runoff reduction, pollutant removal, and stormwater management
- Drought-resilient landscaping for long-term protection of site vegetation.

Energy System Sub-metering
- Provision of separate master meters for each utility and sub-metering for all major building systems
- Energy benchmarking and reporting records for the period following occupancy

Indoor Air Quality Testing
- Pre-occupancy indoor air quality test results for key pollutants
- Results to be shared with the City prior to building occupancy.

ARCHITECTURAL DRAWINGS

PROJECT STATISTICS		
PROJECT DESCRIPTION:	REZONING	
ZONING:	CURRENT ZONE: C-1	NEW ZONE: CD-1
CIVIC ADDRESS:	5680 OAK ST.	
DP NUMBER:	N/A	
REQUIRED DEVELOPMENT DATA		
GROSS SITE AREA:	15,916.0 SQF (1,478.7 SQM)	

TOWER SETBACKS

	TO PROPERTY LINE	TO BACK OF CURB
FRONT (SOUTH)	8'-10 1/4" (2.7 M)	N/A
SIDE (WEST) OAK STREET	13'-4 1/4" (4.07 M)	18'-1" (5.5 M)
SIDE (EAST)	44'-3" (13.49 M)	N/A
REAR (NORTH)	12'-10 1/2" (3.92 M)	N/A

STRATA TYPE RESIDENTIAL UNITS BY LEVEL

LEVEL	STUDIO	1 BED	1 BED + DEN	2 BED	3 BED	TOTAL (PER FLOOR)
LEVEL 3	0	1	1	2	3	7
LEVEL 4	1	1	2	2	4	10
LEVEL 5	0	2	2	2	2	8
LEVEL 6	0	2	2	2	2	8
LEVEL 7	0	2	2	2	2	8
LEVEL 8	0	2	2	2	2	8
LEVEL 9	0	2	2	2	2	8
LEVEL 10	0	2	2	2	2	8
LEVEL 11	0	2	2	2	2	8
LEVEL 12	0	2	2	2	2	8
LEVEL 13	0	2	2	2	2	8
LEVEL 14	0	2	2	2	2	8
LEVEL 15	0	2	2	2	2	8
LEVEL 16	0	2	2	2	2	8
LEVEL 17	0	2	2	2	2	8
LEVEL 18	0	2	2	2	2	8
LEVEL 19	0	2	2	2	2	8
LEVEL 20	0	2	2	2	2	8
LEVEL 21	0	2	2	2	2	8
LEVEL 22	0	2	2	2	2	8
LEVEL 23	0	2	2	2	2	8
LEVEL 24	0	2	2	2	2	8
LEVEL 25	0	2	2	2	2	8
LEVEL 26	0	2	2	2	2	8
Totals:	1	46	47	48	51	193

RESIDENTIAL UNITS - PERCENTAGE

Unit Type	Count	Percentage
1 BED	46	24%
1 BED + DEN	47	24%
2 BED	48	25%
3 BED	51	26%
STUDIO	1	1%
Totals:	193	100%

AVERAGE UNIT SIZE STRATA TYPE

STUDIO		1 BED		1 BED + DEN		2 BED		3 BED	
ft²	m²	ft	m²	ft²	m²	ft²	m²	ft²	m²
492 ft²	46 m²	521 ft²	48 m²	641 ft²	60 m²	820 ft²	76 m²	981 ft²	91 m²

PROPOSED BUILDING HEIGHT

Measured from level 01 to the top of the uppermost habitable level						279'-6"	85.19 M
Number of storeys							26

BICYCLE PARKING REQUIREMENTS

STALL TYPE	USE CLASSIFICATION	BYLAW	REQUIREMENT		AREA (m2) / Units		NO. SPACES
BICYCLE (CLASS A)	RESIDENTIAL	6.2.1.2	1.5 Space / unit < 65 m²		94		141
BICYCLE (CLASS A)	RESIDENTIAL	6.2.1.2	2.5 Spaces / 65 m² > unit > 105 m²		99		248
BICYCLE (CLASS A)	RETAIL	6.2.5.1	Min. 1 space for each 340m2 GFA		1		1
					TOTAL		390

STALL TYPE	USE CLASSIFICATION	BYLAW	REQUIREMENT		AREA (m^2) / Units		NO. SPACES
BICYCLE (CLASS B)	RESIDENTIAL	6.2.1.2	2 for first 20 units		20		2
BICYCLE (CLASS B)	RESIDENTIAL	6.2.1.2	1 additional / 20 units		173		9
BICYCLE (CLASS B)	RETAIL	6.2.1.2(b)	Minimum of 6 for the first 5,000 m²		297 m²		6
					TOTAL		17

LOADING REQUIREMENTS

STALL TYPE	USE CLASSIFICATION	BYLAW	REQUIREMENT	AREA (m2)/ Units	NO. SPACES
LOADING (CLASS A)	RESIDENTIAL	5.2.1	1 Space if 50-299 units	193 Units	1
LOADING (CLASS B)	RESIDENTIAL	5.2.1	1 Space if 100-299 units	193 Units	1
LOADING (CLASS B)	RETAIL	5.2.6	1 Space for first 2325 SM	297 SM	1
			TOTAL		3

BIKE PARKING PROVIDED

LEVEL	HORIZONTAL	VERTICAL	OVERSIZED	STACKED	CLASS B	TOTAL
LEVEL 2	134	30	7	116	0	287
LEVEL 1	0	22	0	0	17	39
PARKING 1	33	36	12	0	0	81
Total:	167	88	19	116	17	407

Level	LOADING PROVIDED		
	Type A Stalls	Type B Stalls	Total Loading Stalls
LEVEL 1	1	2	3
TOTALS:	1	2	3

PARKING REQUIREMENTS

STALL TYPE	BYLAW	REQUIREMENT
RESIDENTIAL	4.1.1	No minimum
VISITOR	4.3.1	Lesser of 5% of Residential parking (if provided) or 0.05 spaces per dewlling unit= 6
RETAIL	4.2.3	1 space per 115 m² of gross floor area (297m²/ 115m²/space = 2.58 =3)

ACCESSIBLE PARKING REQUIREMENTS

STALL TYPE	BYLAW	REQUIREMENT	UNITS	NO. SPACES
RESIDENTIAL	4.8.4 (a)	1 Space for first 7 units	7	1.00
RESIDENTIAL		Add. 0.034 space / units	186	6.32
			TOTAL	8

PASSENGER SPACE REQUIREMENTS

STALL TYPE	USE CLASSIFICATION	BYLAW	REQUIREMENT
			1 Space for 50-125 units
PASSENGER (CLASS A)	RESIDENTIAL	7.2.1	add 1 per 150 units= 2

CAR PARKING PROVIDED

LEVEL	REG. STALLS	SMALL STALLS	ACC. STALLS	PASS. CL.A	TOTAL
PARKING 5	26	8	0	0	34
PARKING 4	25	8	0	0	33
PARKING 3	25	8	0	0	33
PARKING 2	19	8	3	0	30
PARKING 1	4	2	5	1	11
LEVEL 1	2	0	0	1	2
LEVEL 2	0	0	0	0	0
Total:	101	34	8	2	143

(3 RETAIL STALLS, 6 VISITOR STALLS, 2 PASSENGER STALLS, 132 RESIDENTIAL STALLS)

SHEET LIST - ARCHITECTURAL

A000	COVER SHEET (Sheet Size 24 x 36)	N/A
A001	PROJECT STATS	N/A
A002	AREA SCHEDULES	N/A
A100	TOWER SEPARATION PLAN	N/A
A101	SITE PLAN	N/A
A151	SHADOW STUDIES MARCH	N/A
A152	SHADOW STUDIES JUNE	N/A
A153	SHADOW STUDIES SEPTEMBER	N/A
A300	LEVEL P5 - FLOOR PLAN	N/A
A301	LEVEL P4 - FLOOR PLAN	N/A
A302	LEVEL P3 - FLOOR PLAN	N/A
A303	LEVEL P2 - FLOOR PLAN	N/A
A304	LEVEL P1 - FLOOR PLAN	N/A
A305	LEVEL L1 - FLOOR PLAN	N/A
A306	LEVEL L2 - FLOOR PLAN	N/A
A307	LEVEL L3 - FLOOR PLAN	N/A
A308	LEVEL L4 - FLOOR PLAN	N/A
A309	LEVEL 5	N/A
A310	LEVEL 6 TO LEVEL 26	N/A
A311	Level 27 - AMENITY FLOOR PLAN	N/A
A312	ROOF PLAN	N/A
A400	BUILDING SECTIONS	N/A
A405	BUILDING ELEVATIONS	N/A
A406	BUILDING ELEVATIONS	N/A
A500	3D VIEW	N/A
A501	3D VIEW	N/A
A502	3D VIEW	N/A

MCM

Musson Cattell Mackey Partnership

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2026-08-24 Issued for Rezoning

Revisions YYYY-MM-DD

Seal

5680 Oak Street

5680 Oak Street
Vancouver, BC

Project

PROJECT STATS

Drawing

Scale As indicated

Project 0001

Sheet **A001**

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GROSS AND FSR AREAS - RESIDENTIAL

	GROSS FLOOR AREA												FSR EXCLUSIONS								FSR AFTER EXCLUSIONS		OUTDOOR AREA EXCLUDED FROM FSR			
	RESIDENTIAL UNITS (INCL. STORAGE)		COMMON		CIRCULATION		INDOOR AMENITY		GARBAGE		GROSS FLOOR AREA TOTAL GFA		STORAGE		INDOOR AMENITY		GARBAGE		TOTAL EXCLUSIONS				BALCONIES		OUTDOOR AMENITY	
LEVEL	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL 1	0	0	643	60	1935	180	0	0	371	34	2949	274	0	0	0	0	371	34	371	34	2578	240	0	0	0	0
LEVEL 2	0	0	0	0	1019	95	0	0	0	0	1019	95	0	0	0	0	0	0	0	0	1019	95	0	0	0	0
LEVEL 3	5442	506	0	0	1101	102	2127	198	0	0	8670	805	0	0	2127	198	0	0	2127	198	6543	608	1591	148	868	81
LEVEL 4	7568	703	0	0	1101	102	0	0	0	0	8669	805	150	14	0	0	0	0	150	14	8519	791	1093	102	0	0
LEVEL 5	5955	553	0	0	1058	98	0	0	0	0	7013	652	200	19	0	0	0	0	200	19	6813	633	2212	206	0	0
LEVEL 6	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 7	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 8	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 9	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 10	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 11	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 12	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 13	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
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LEVEL 17	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 18	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 19	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 20	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 21	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 22	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 23	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 24	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 25	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 26	5955	553	0	0	1058	98	0	0	0	0	7013	652	125	12	0	0	0	0	125	12	6888	640	878	82	0	0
LEVEL 27	0	0	0	0	0	0	1816	169	0	0	1816	169	0	0	1816	169	0	0	1816	169	0	0	0	0	2676	249
TOTALS:	144028	13381	643	60	28427	2641	3944	366	371	34	177412	16482	2483	231	3944	366	371	34	6797	631	170615	15851	23337	2168	3544	329

GROSS AND FSR AREAS - RETAIL

GROSS FLOOR AREA						TOTAL GFA		FSR EXCLUSIONS				FSR AFTER EXCLUSIONS	
RETAIL UNITS		CIRCULATION		GARBAGE				GARBAGE		TOTAL EXCLUSIONS			
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
3061 SF	284.4 m²	135	13	874 SF	81 m²	4070 SF	378 m²	874 SF	81 m²	874 SF	81 m²	3196 SF	297 m²
3061 SF	284.4 m²	135	13	874 SF	81 m²	4070 SF	378 m²	874 SF	81 m²	874 SF	81 m²	3196 SF	297 m²

GROSS AND FSR AREAS - SHARED

	GROSS FLOOR AREA										FSR EXCLUSIONS						FSR AFTER EXCLUSIONS	
	COMMON		CIRCULATION		PARKING / LOADING		SERVICE (MEP)		GROSS FLOOR AREA TOTAL GFA		PARKING / LOADING		SERVICE (MEP)		TOTAL EXCLUSIONS			
LEVEL	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
PARKING 5	0	0	0	0	14644	1360	0	0	14644	1360	14644	1360	0	0	14644	1360	0	0
PARKING 4	0	0	0	0	14644	1360	0	0	14644	1360	14644	1360	0	0	14644	1360	0	0
PARKING 3	0	0	0	0	14644	1360	0	0	14644	1360	14644	1360	0	0	14644	1360	0	0
PARKING 2	0	0	0	0	14644	1360	0	0	14644	1360	14644	1360	0	0	14644	1360	0	0
PARKING 1	0	0	0	0	14644	1360	0	0	14644	1360	14644	1360	0	0	14644	1360	0	0
LEVEL 1	0	0	0	0	4207	391	691	64	4898	455	4207	391	691	64	4898	455	0	0
LEVEL 2	0	0	0	0	5622	522	31	3	5653	525	5622	522	31	3	5653	525	0	0
LEVEL 3	0	0	0	0	0	0	51	5	51	5	0	0	51	5	51	5	0	0
LEVEL 4	0	0	0	0	0	0	51	5	51	5	0	0	51	5	51	5	0	0
LEVEL 5	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 6	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 7	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 8	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 9	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 10	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 11	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 12	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 13	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 14	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 15	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 16	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 17	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 18	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 19	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 20	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 21	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 22	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 23	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 24	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 25	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 26	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 27	0	0	0	0	0	0	2541	236	2541	236	0	0	2541	236	2541	236	0	0
TOTALS:	0	0	0	0	83050	7716	4503	418	87552	8134	83050	7716	4503	418	87552	8134	0	0

GROSS AND FSR AREAS - COMBINED

	TOTAL COMBINED GFA		TOTAL COMBINED EXCLUSIONS		TOTAL COMBINED FSR AREA	
LEVEL	ft²	m²	ft²	m²	ft²	m²
PARKING 5	14644	1360	14644	1360	0	0
PARKING 4	14644	1360	14644	1360	0	0
PARKING 3	14644	1360	14644	1360	0	0
PARKING 2	14644	1360	14644	1360	0	0
PARKING 1	14644	1360	14644	1360	0	0
LEVEL 1	11917	1107	6143	571	5774	536
LEVEL 2	6672	620	5653	525	1019	95
LEVEL 3	8722	810	2179	202	6543	608
LEVEL 4	8721	810	201	19	8519	791
LEVEL 5	7065	656	252	23	6813	633
LEVEL 6	7065	656	152	14	6913	642
LEVEL 7	7065	656	152	14	6913	642
LEVEL 8	7065	656	152	14	6913	642
LEVEL 9	7065	656	152	14	6913	642
LEVEL 10	7065	656	152	14	6913	642
LEVEL 11	7065	656	152	14	6913	642
LEVEL 12	7065	656	152	14	6913	642
LEVEL 13	7065	656	152	14	6913	642
LEVEL 14	7065	656	152	14	6913	642
LEVEL 15	7065	656	152	14	6913	642
LEVEL 16	7065	656	152	14	6913	642
LEVEL 17	7065	656	152	14	6913	642
LEVEL 18	7065	656	152	14	6913	642
LEVEL 19	7065	656	152	14	6913	642
LEVEL 20	7065	656	152	14	6913	642
LEVEL 21	7065	656	152	14	6913	642
LEVEL 22	7065	656	152	14	6913	642
LEVEL 23	7065	656	152	14	6913	642
LEVEL 24	7065	656	152	14	6913	642
LEVEL 25	7065	656	152	14	6913	642
LEVEL 26	7065	656	177	16	6888	640
LEVEL 27	4358	405	4358	405	0	0
	269034	24994	95223	8847	173811	16148

SITE AREA	ft²	m²	Ha	ADDRESS	CURRENT ZONE	NEW ZONE
	15,916.0	1,478.7	0.147	5680 Oak St.	C-1	CD-1

FSR TOTAL	10.92

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AREA SCHEDULES

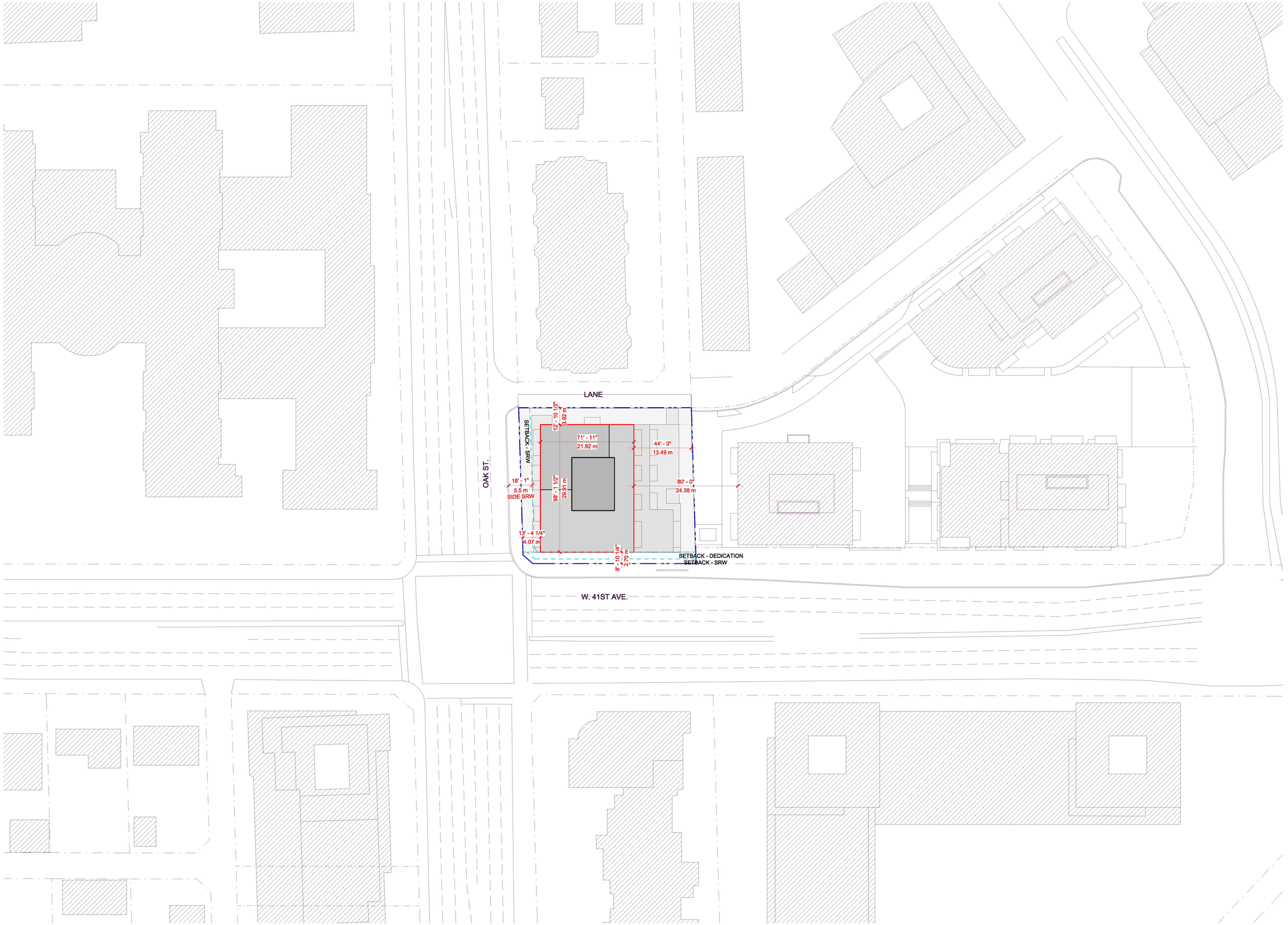
Drawing

Scale 1/8" = 1'-0"

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Sheet **A002**

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TOWER SEPARATION PLAN

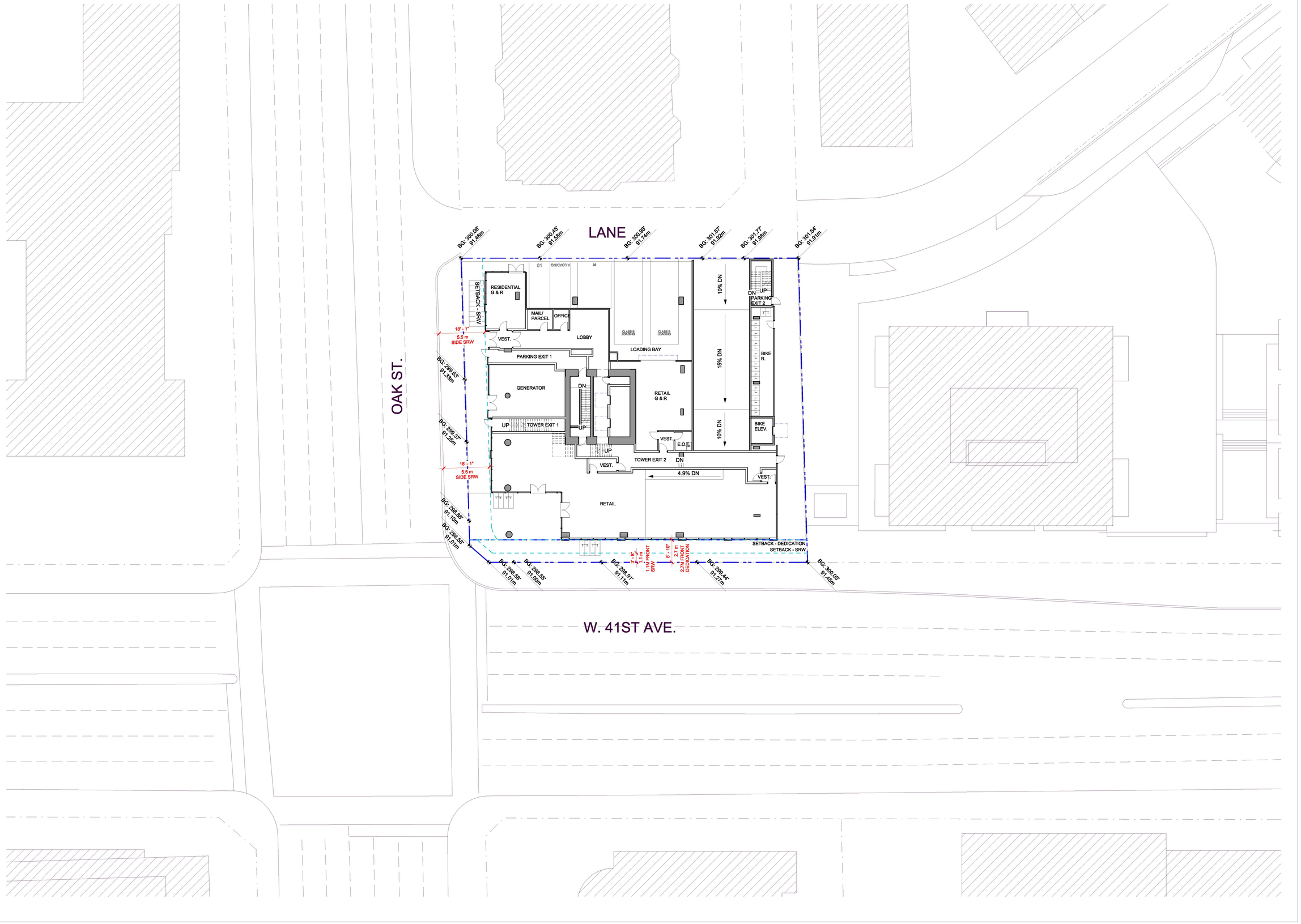
Drawing

Scale 1/32" = 1'-0"

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SITE PLAN

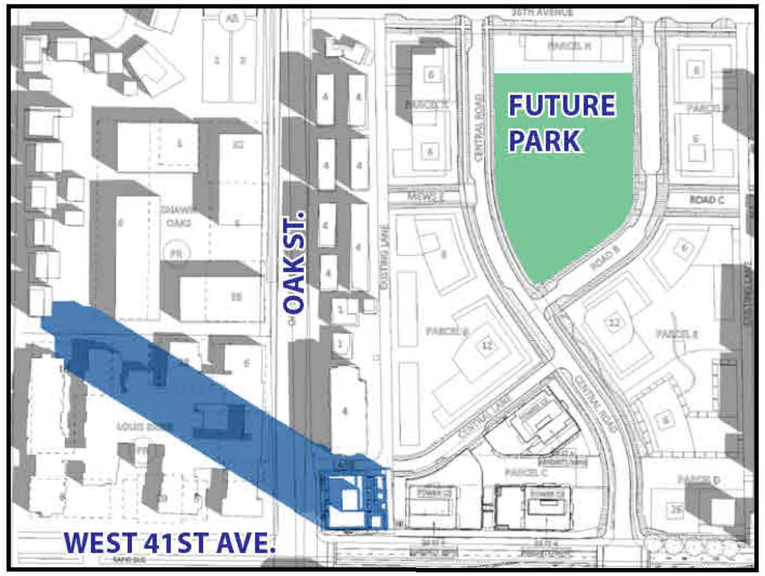
Drawing

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Project	0001

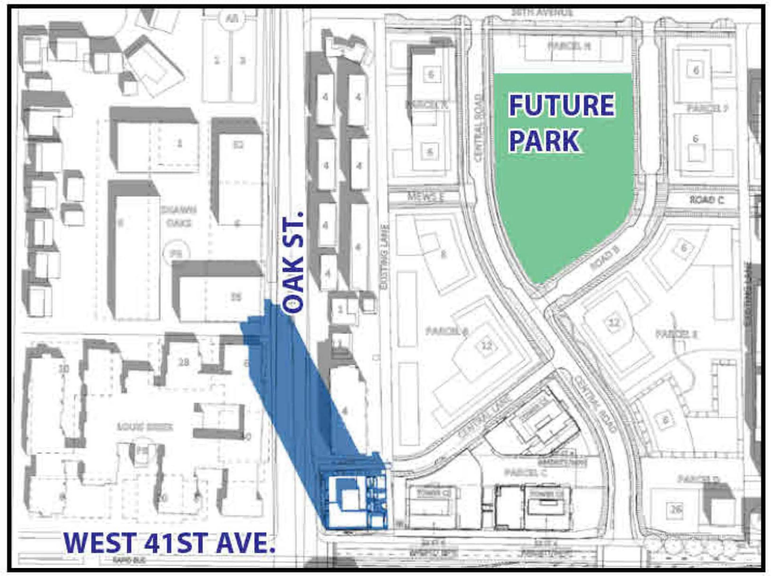
Sheet **A101**

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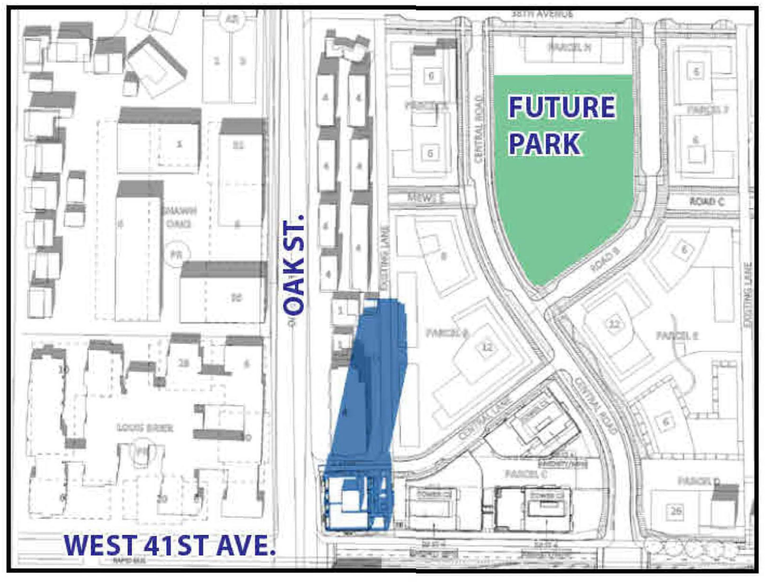
SHADOW STUDIES: MARCH- SPRING EQUINOX (PDT)



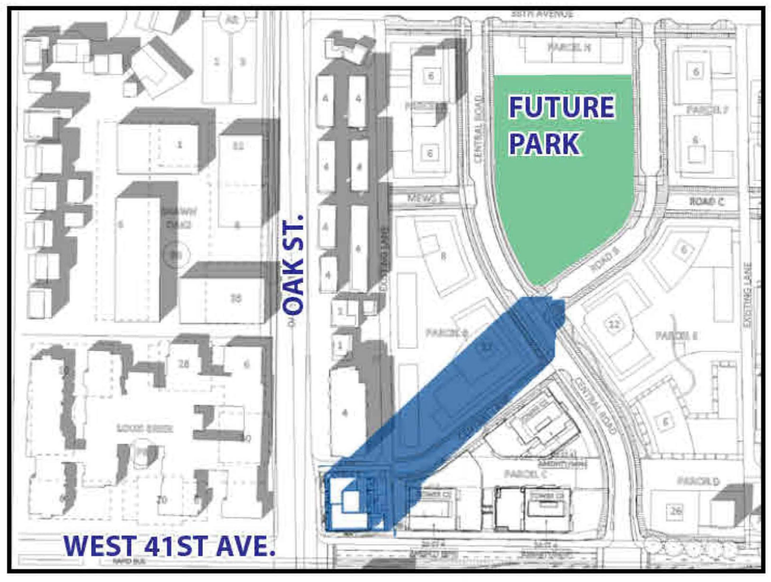
10:00 AM
SPRING EQUINOX (PDT)



12:00 PM
SPRING EQUINOX (PDT)



2:00 PM
SPRING EQUINOX (PDT)



4:00 PM
SPRING EQUINOX (PDT)

NOTES:
- SHADOW STUDIES ACCOUNT FOR DAYLIGHT SAVINGS
- SHADOW STUDIES PRODUCED WITH SKETCHUP 2025
- SHADOW DIAGRAMS TAKEN AT PST (UTC: -7)

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SHADOW STUDIES
MARCH

Drawing

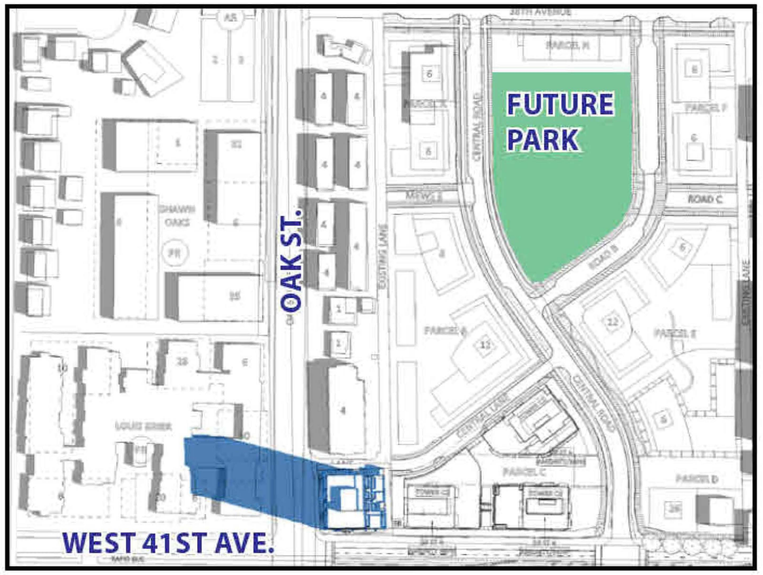
Scale

Project 0001

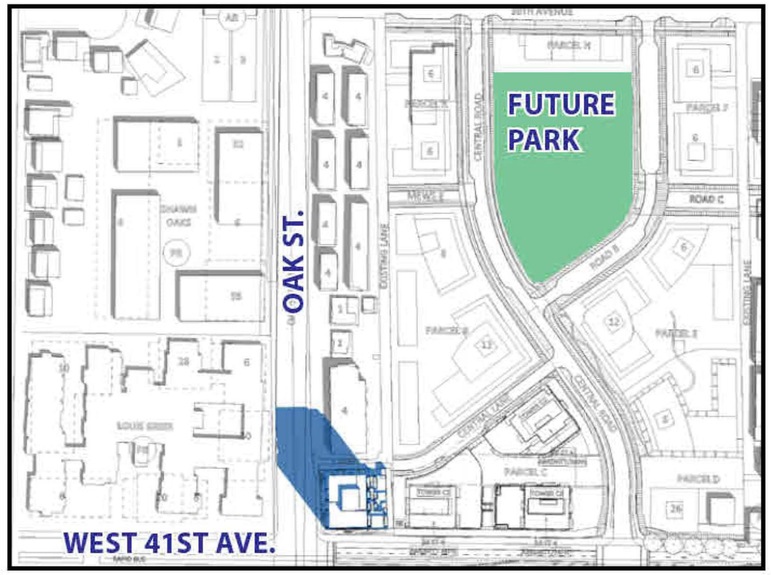
Sheet **A151**

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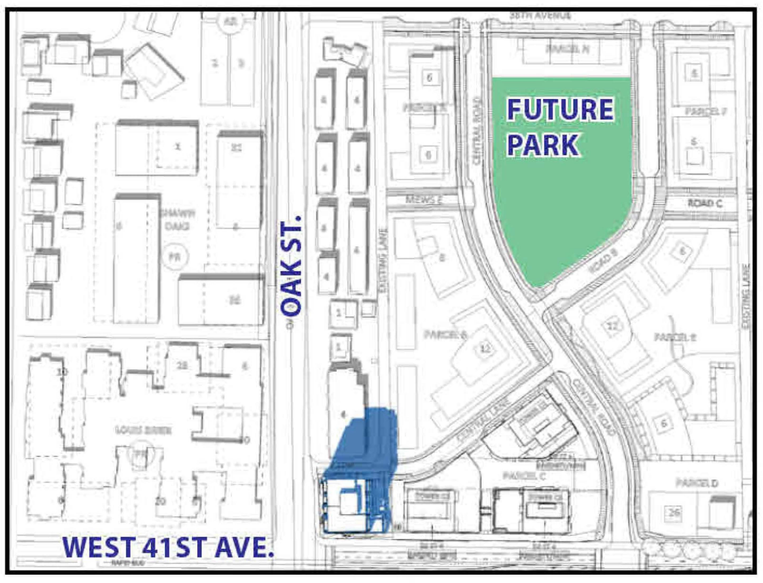
SHADOW STUDIES: JUNE- SUMMER SOLSTICE (PDT)



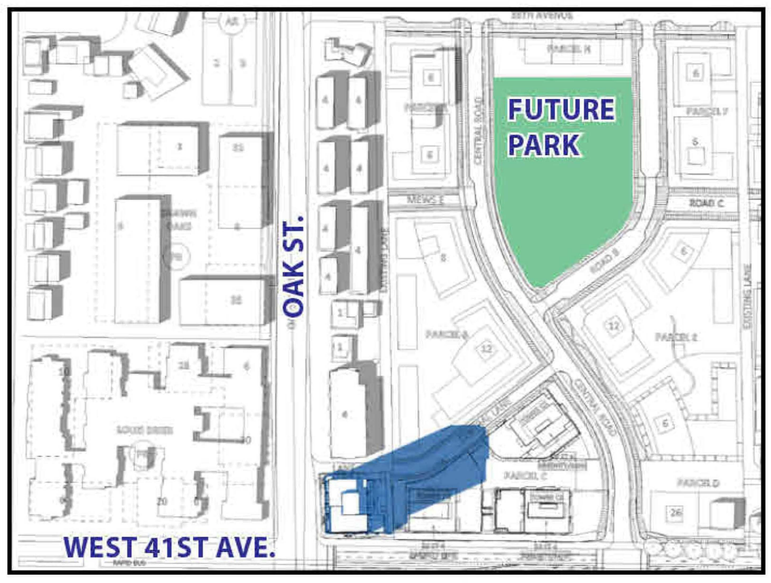
10:00 AM
SUMMER SOLSTICE (PDT)



12:00 PM
SUMMER SOLSTICE (PDT)



2:00 PM
SUMMER SOLSTICE (PDT)



4:00 PM
SUMMER SOLSTICE (PDT)

NOTES:
- SHADOW STUDIES ACCOUNT FOR DAYLIGHT SAVINGS
- SHADOW STUDIES PRODUCED WITH SKETCHUP 2025
- SHADOW DIAGRAMS TAKEN AT PST (UTC: -7)

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SHADOW STUDIES
JUNE

Drawing

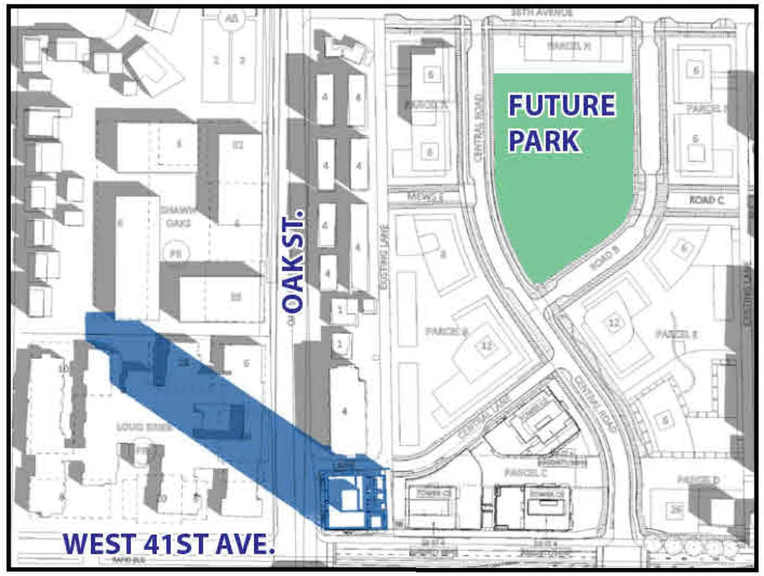
Scale

Project 0001

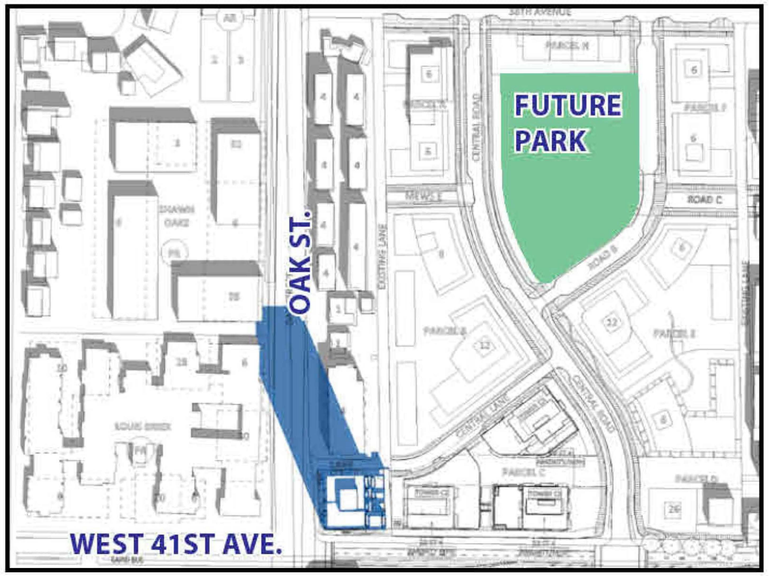
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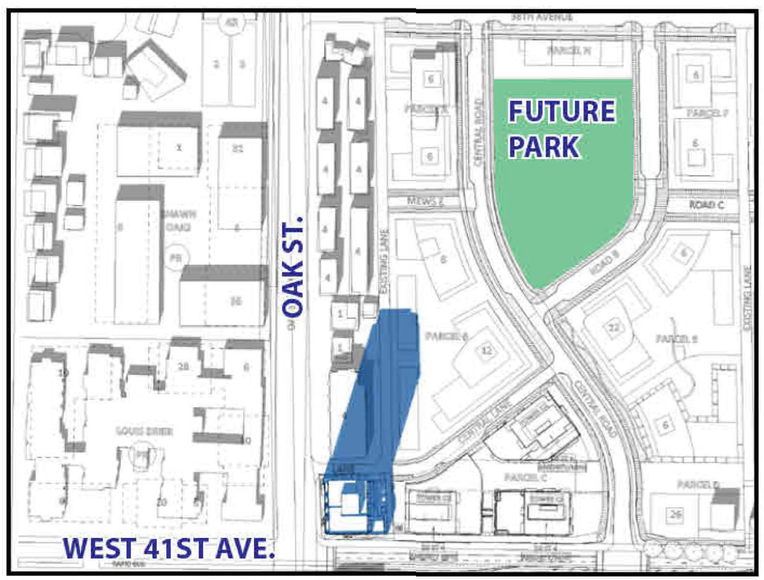
SHADOW STUDIES: SEPTEMBER- FALL EQUINOX (PDT)



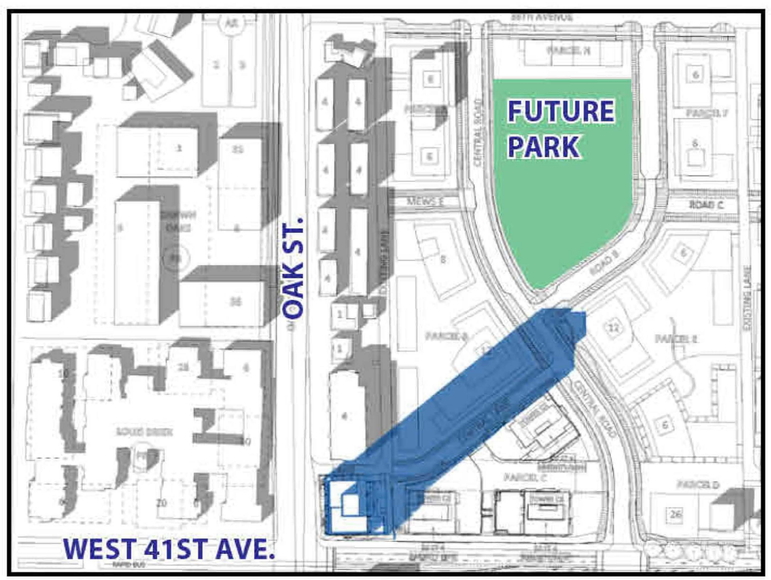
10:00 AM
FALL EQUINOX (PDT)



12:00 PM
FALL EQUINOX (PDT)



2:00 PM
FALL EQUINOX (PDT)



4:00 PM
FALL EQUINOX (PDT)

NOTES:
- SHADOW STUDIES ACCOUNT FOR DAYLIGHT SAVINGS
- SHADOW STUDIES PRODUCED WITH SKETCHUP 2025
- SHADOW DIAGRAMS TAKEN AT PST (UTC: -7)

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SHADOW STUDIES
SEPTEMBER

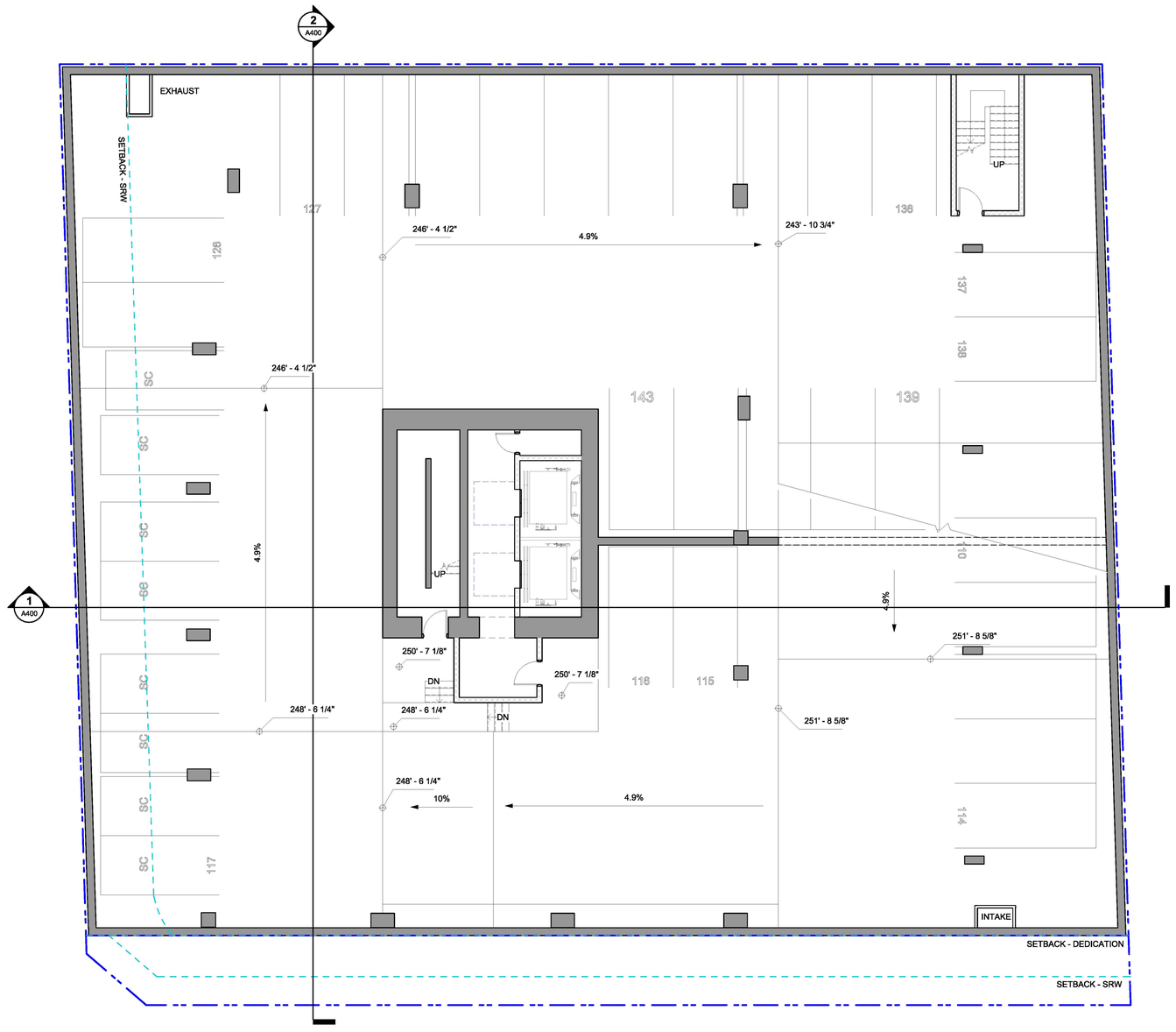
Drawing

Scale

Project 0001

Sheet A153

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1 LEVEL P5
SCALE: 1/8" = 1'-0"

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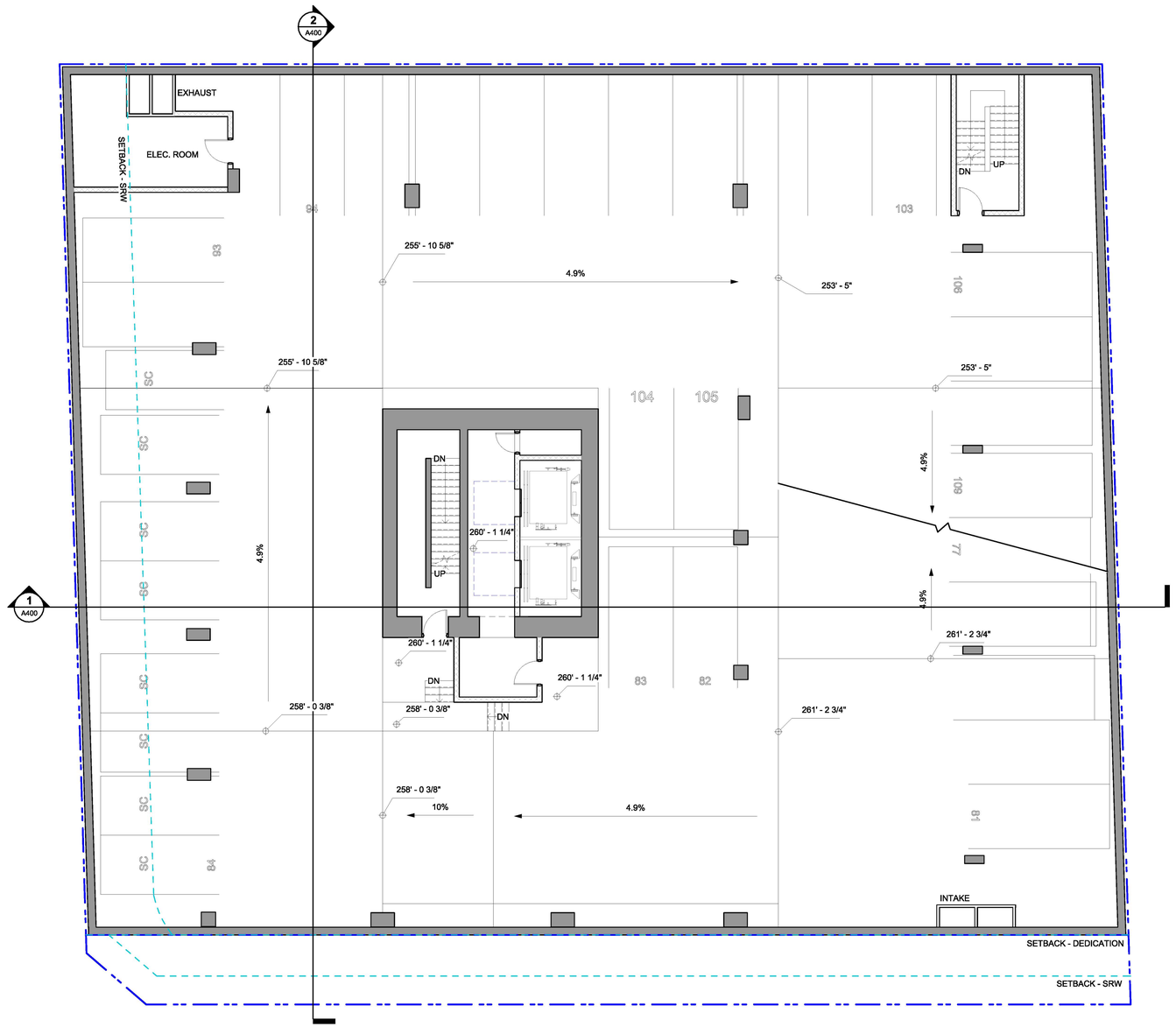
LEVEL P5 - FLOOR PLAN

Drawing

Scale 1/8" = 1'-0"

Project 0001

Sheet **A300**



1 LEVEL P4
SCALE: 1/8" = 1'-0"

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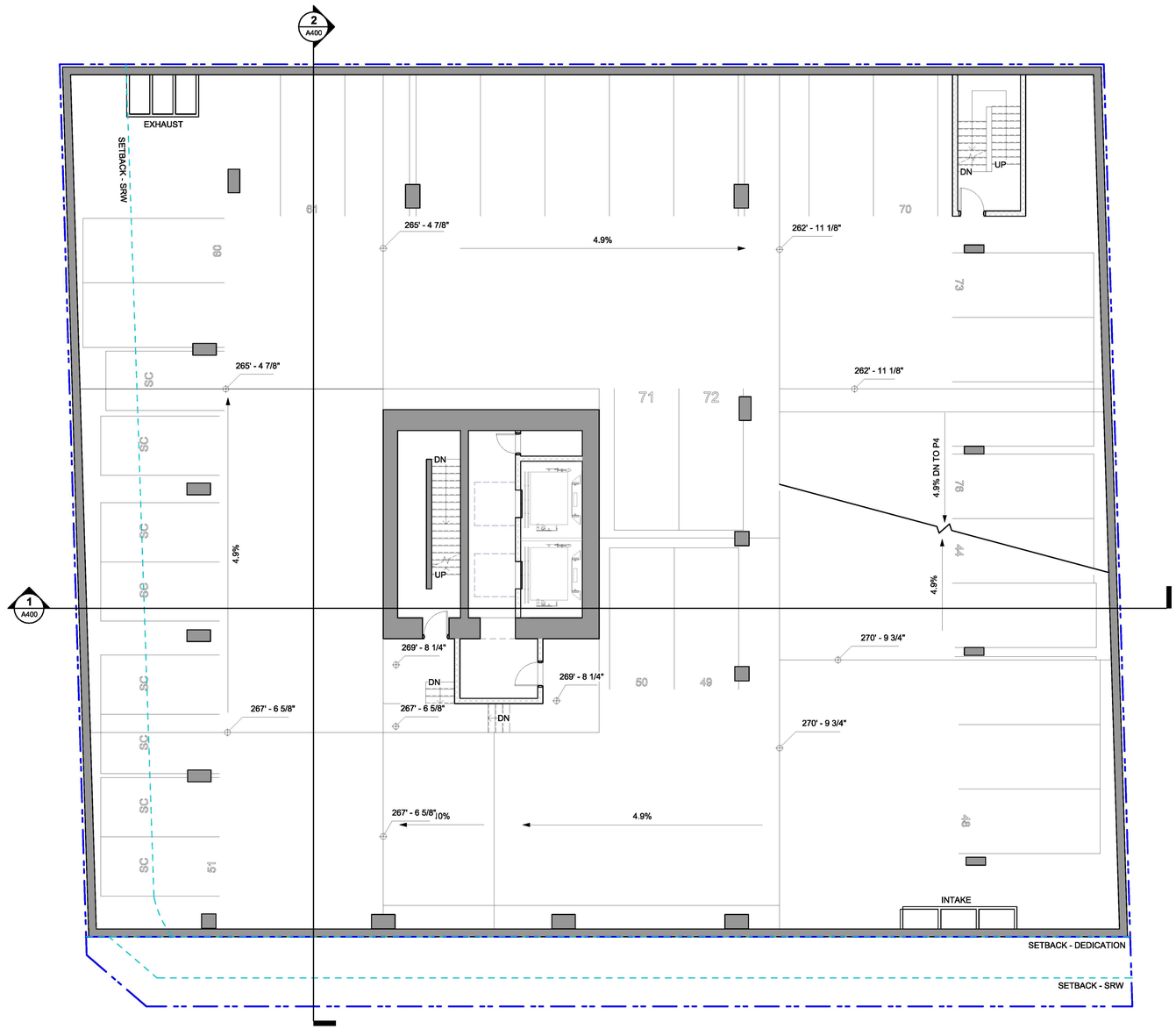
LEVEL P4 - FLOOR PLAN

Drawing

Scale 1/8" = 1'-0"

Project 0001

Sheet A301



1 LEVEL P3

SCALE: 1/8" = 1'-0"

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LEVEL P3 - FLOOR PLAN

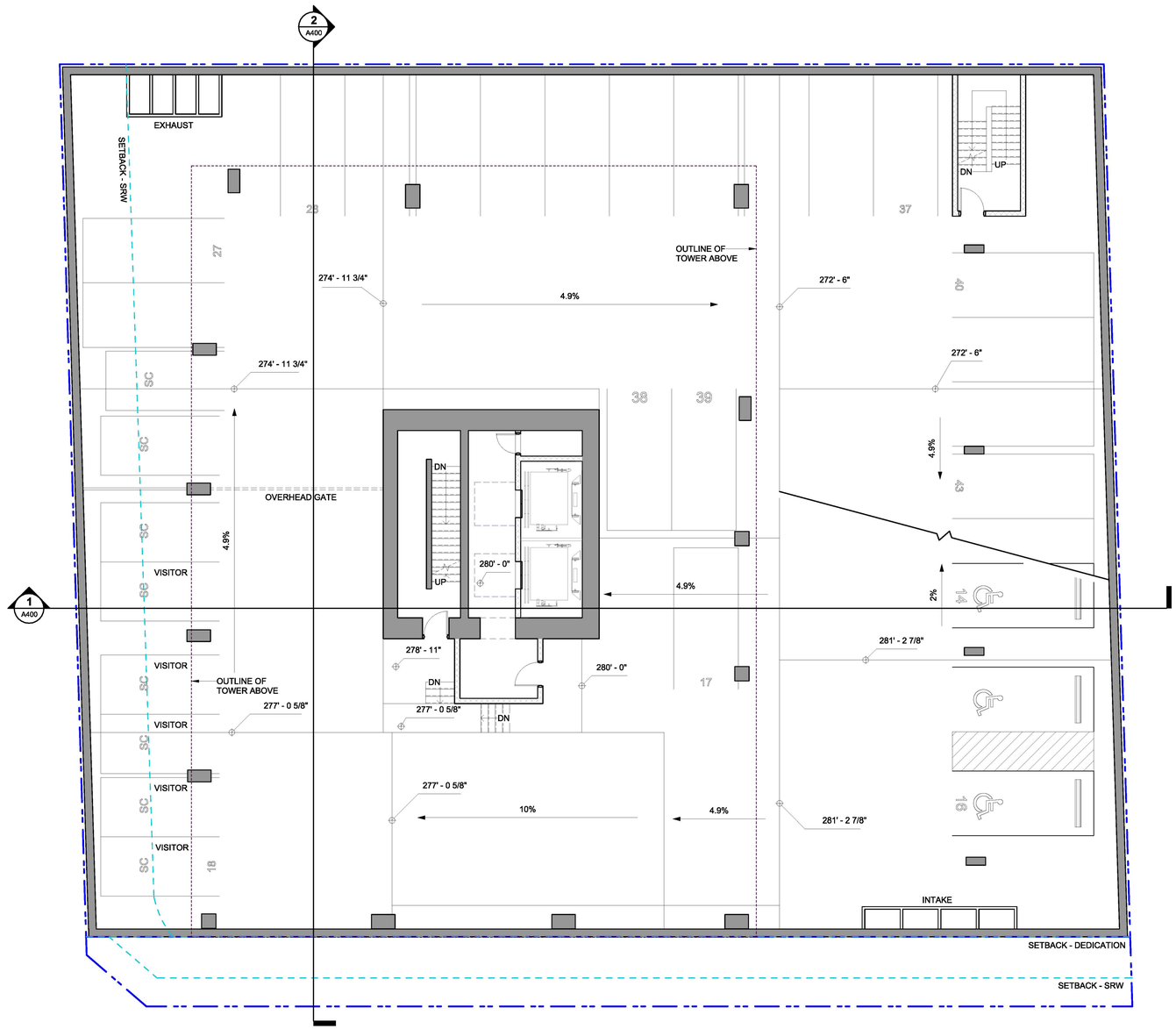
Drawing

Scale 1/8" = 1'-0"

Project 0001

Sheet **A302**

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1 LEVEL P2
SCALE: 1/8" = 1'-0"

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LEVEL P2 - FLOOR PLAN

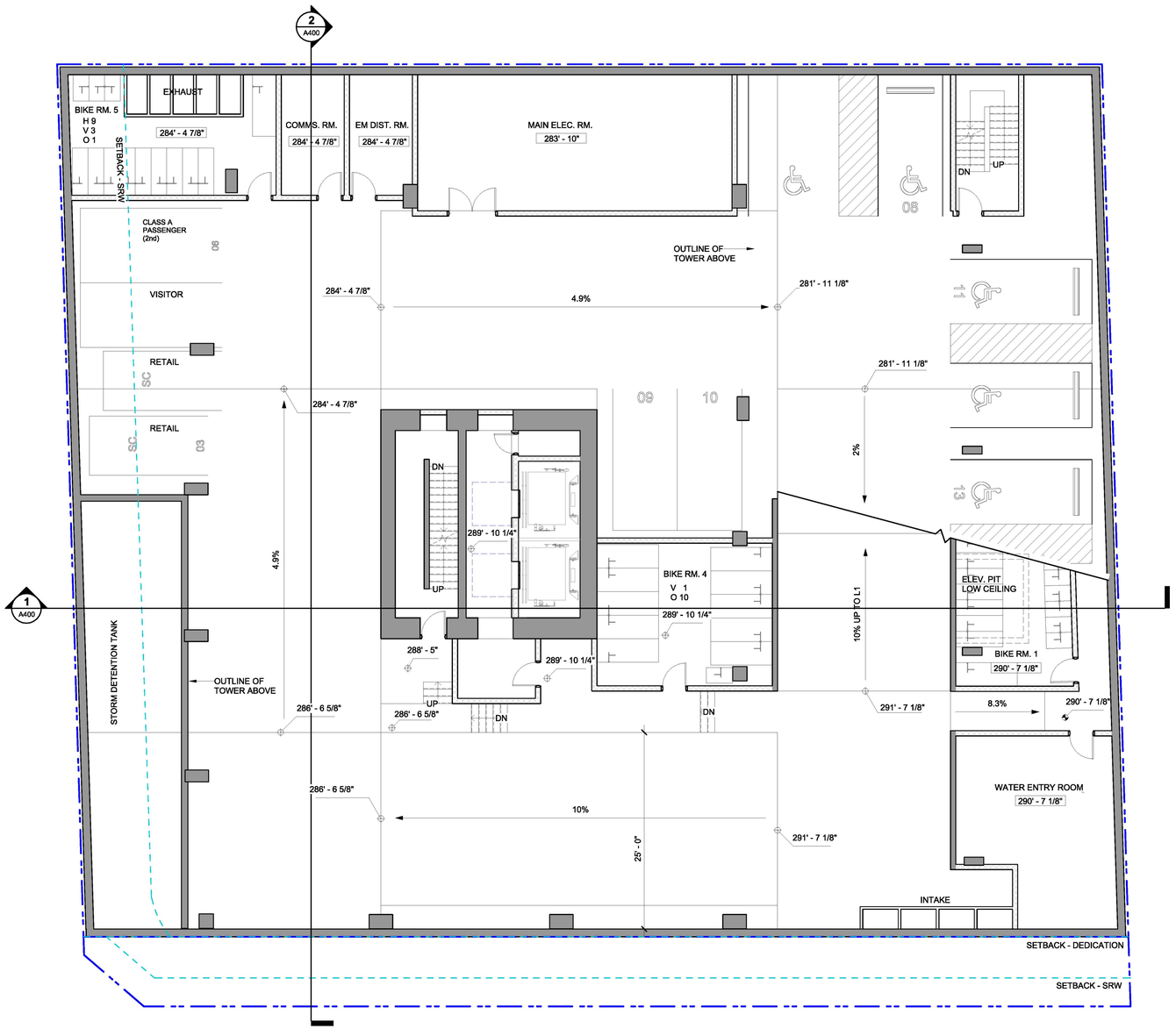
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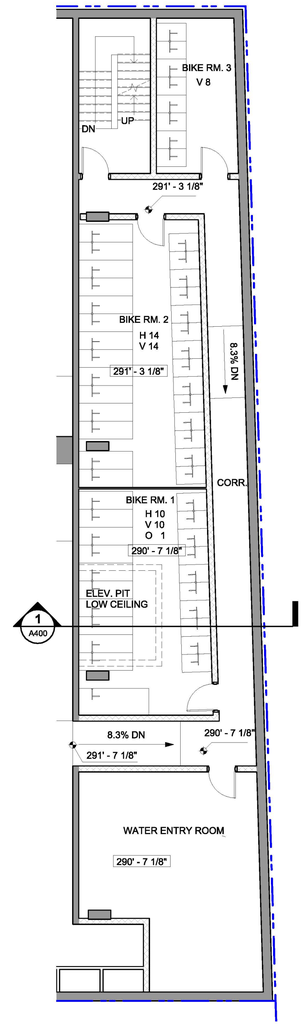
Project 0001

Sheet **A303**

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1 LEVEL P1
SCALE: 1/8" = 1'-0"



2 LEVEL P1 - BIKE LEVEL
SCALE: 1/8" = 1'-0"

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Revisions YYYY-MM-DD

Seal

5680 Oak Street

5680 Oak Street
Vancouver, BC

Project

LEVEL P1 - FLOOR PLAN

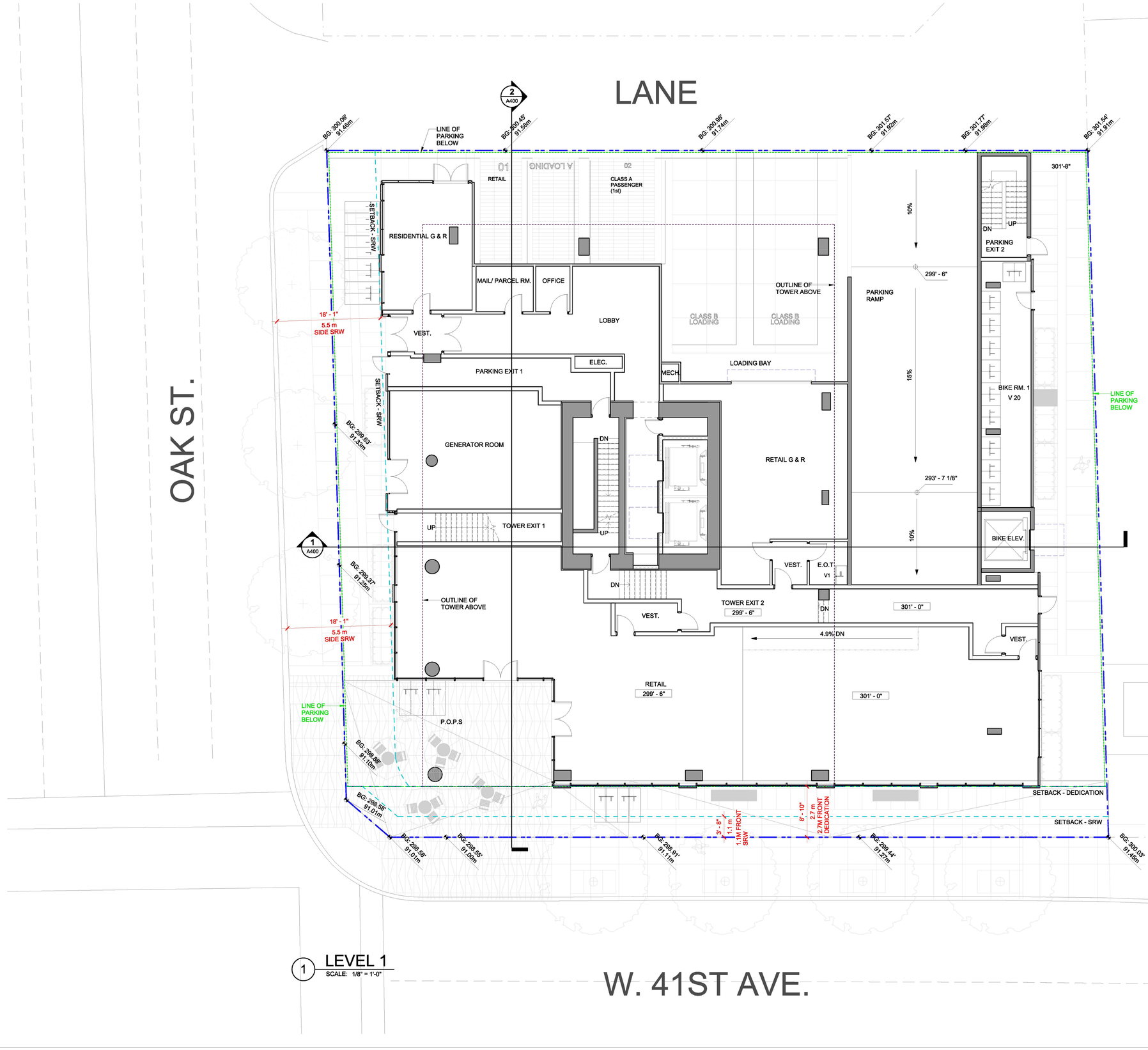
Drawing

Scale 1/8" = 1'-0"

Project 0001

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1 LEVEL 1
SCALE: 1/8" = 1'-0"

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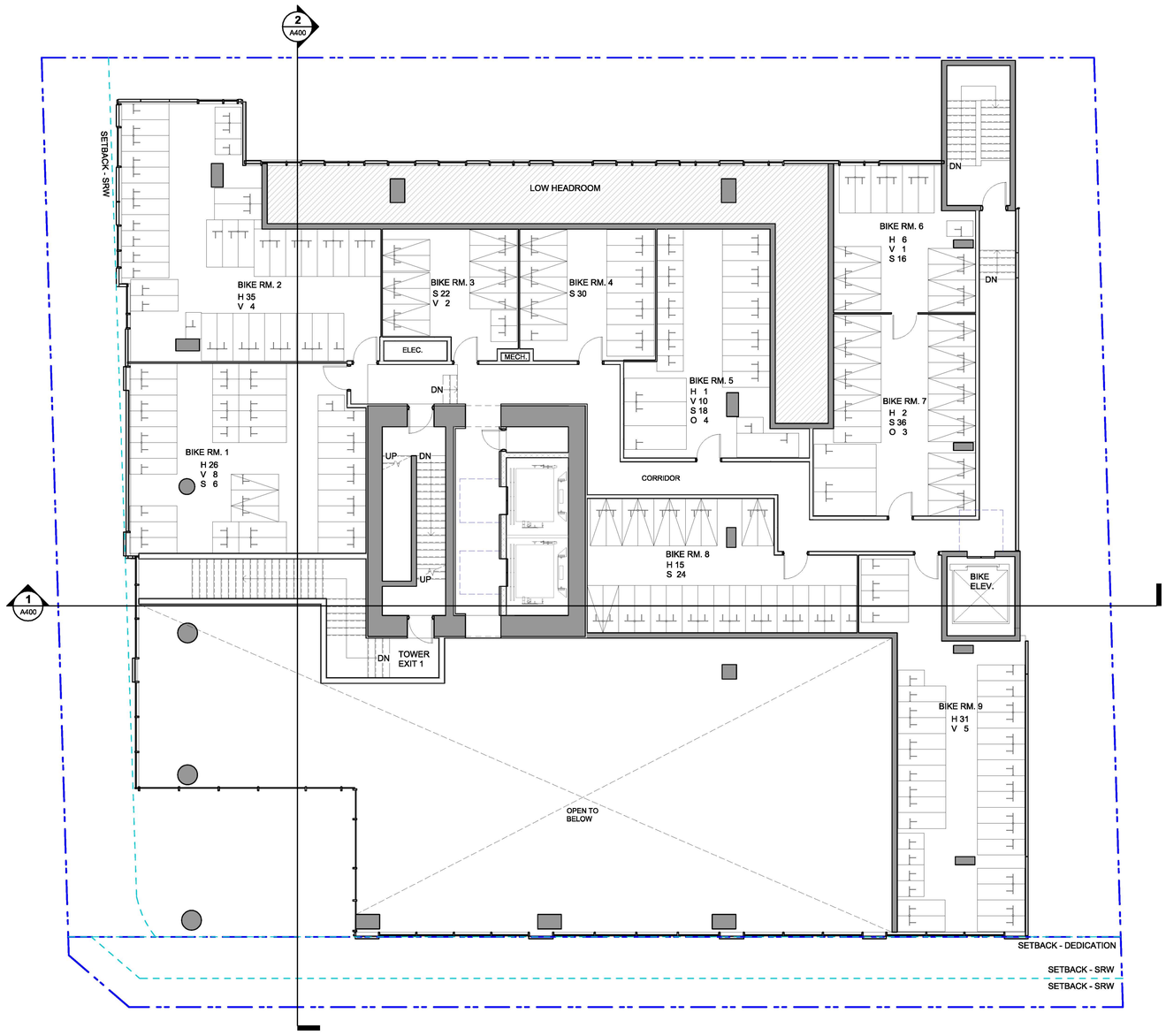
Project

LEVEL L1 - FLOOR PLAN

Drawing

Scale	1/8" = 1'-0"
Project	0001
Sheet	A305

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1 LEVEL 2
SCALE: 1/8" = 1'-0"

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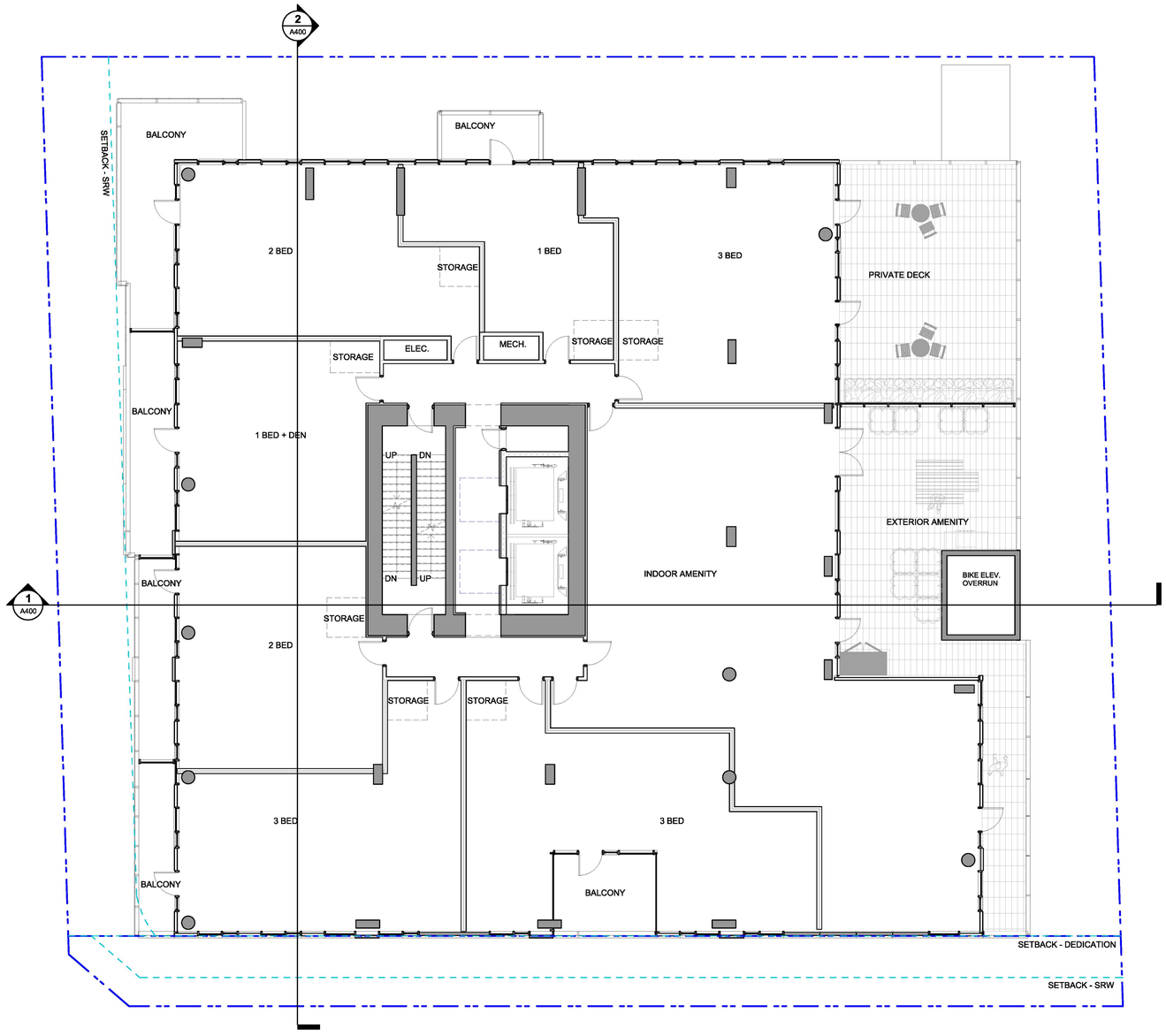
LEVEL L2 - FLOOR PLAN

Drawing

Scale 1/8" = 1'-0"

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Sheet A306



1 LEVEL 3
SCALE: 1/8" = 1'-0"

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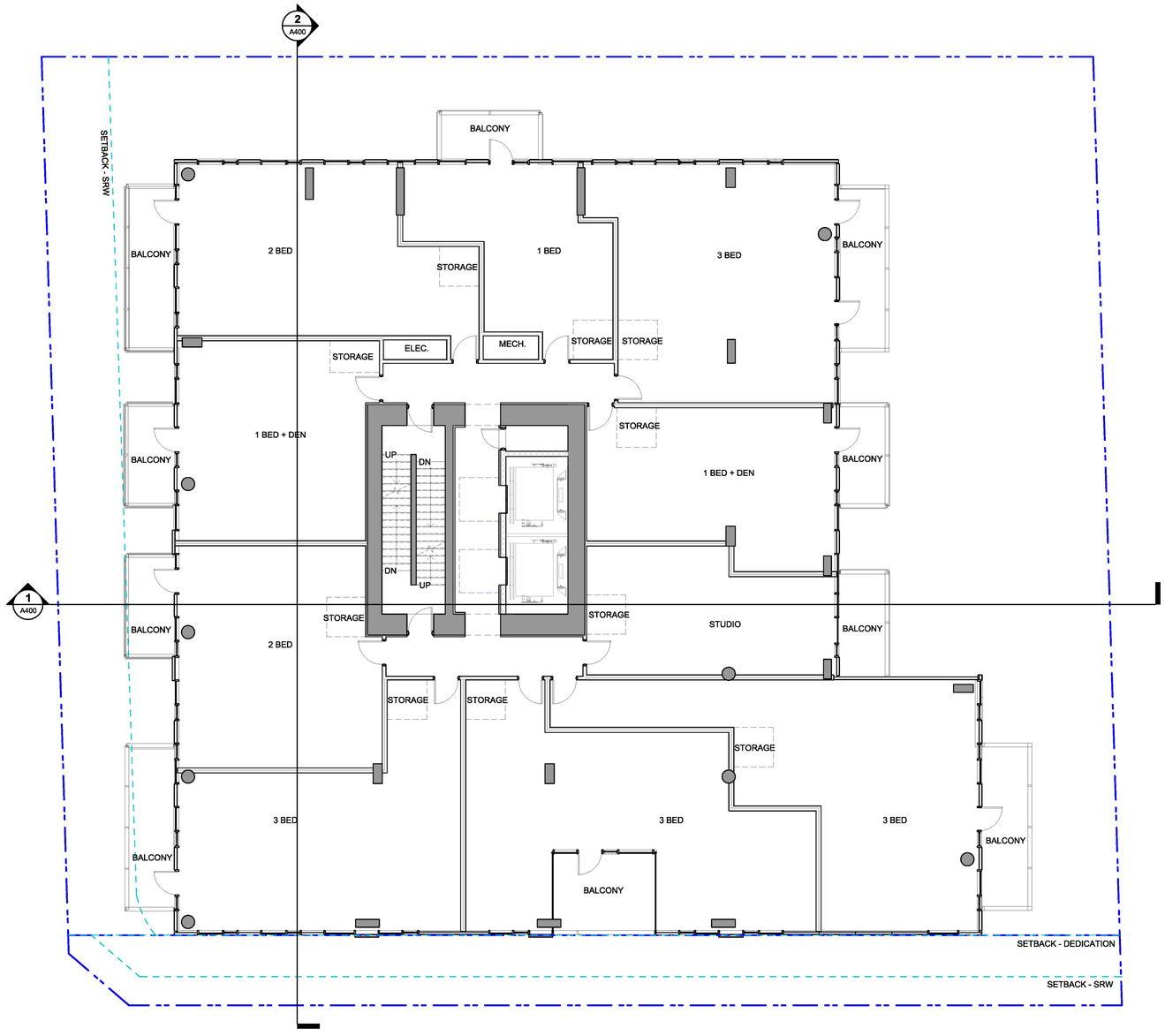
LEVEL L3 - FLOOR PLAN

Drawing

Scale 1/8" = 1'-0"

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Sheet **A307**



1 LEVEL 4
SCALE: 1/8" = 1'-0"

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LEVEL L4 - FLOOR PLAN

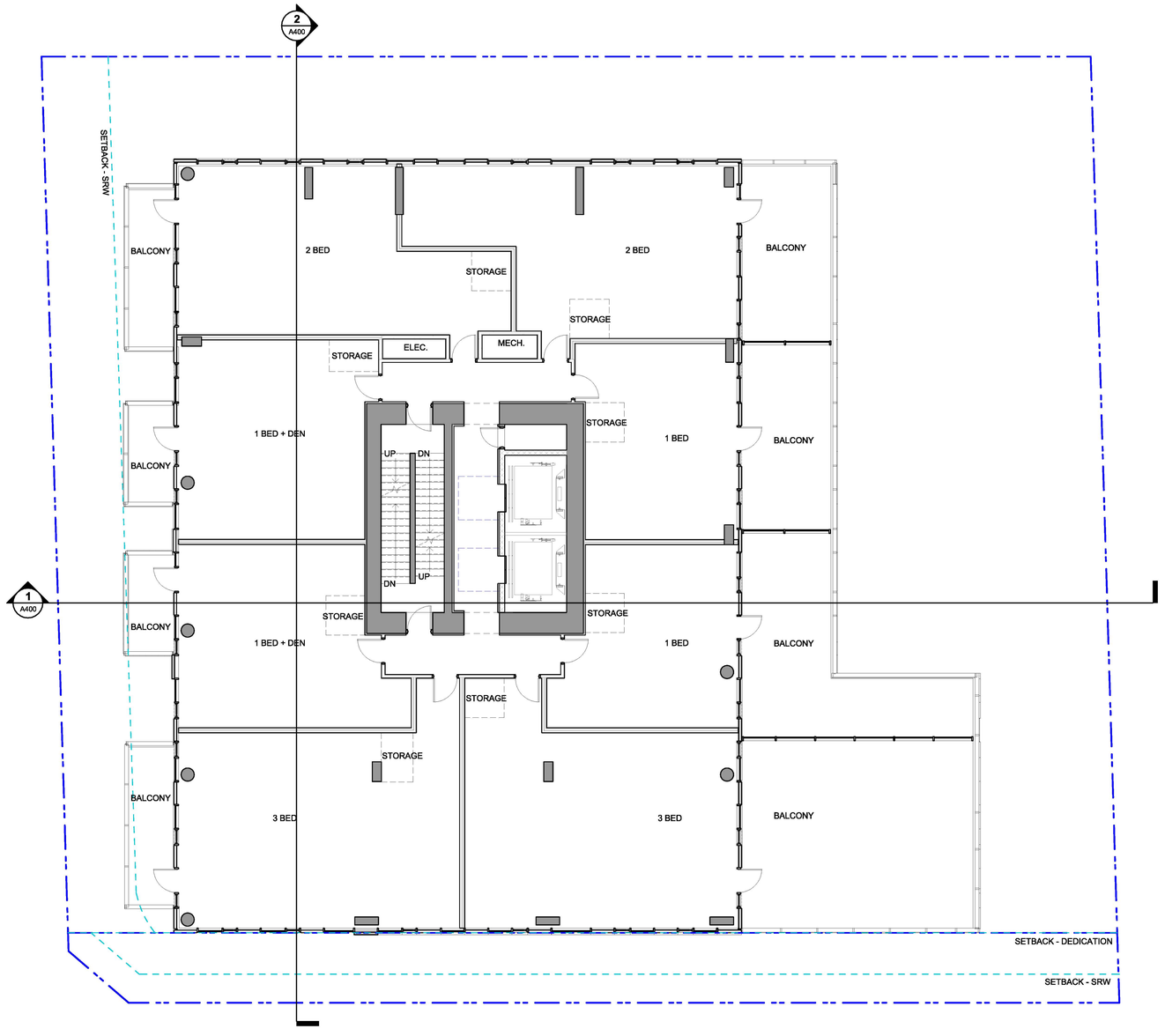
Drawing

Scale 1/8" = 1'-0"

Project 0001

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1 LEVEL 5
SCALE: 1/8" = 1'-0"

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LEVEL 5

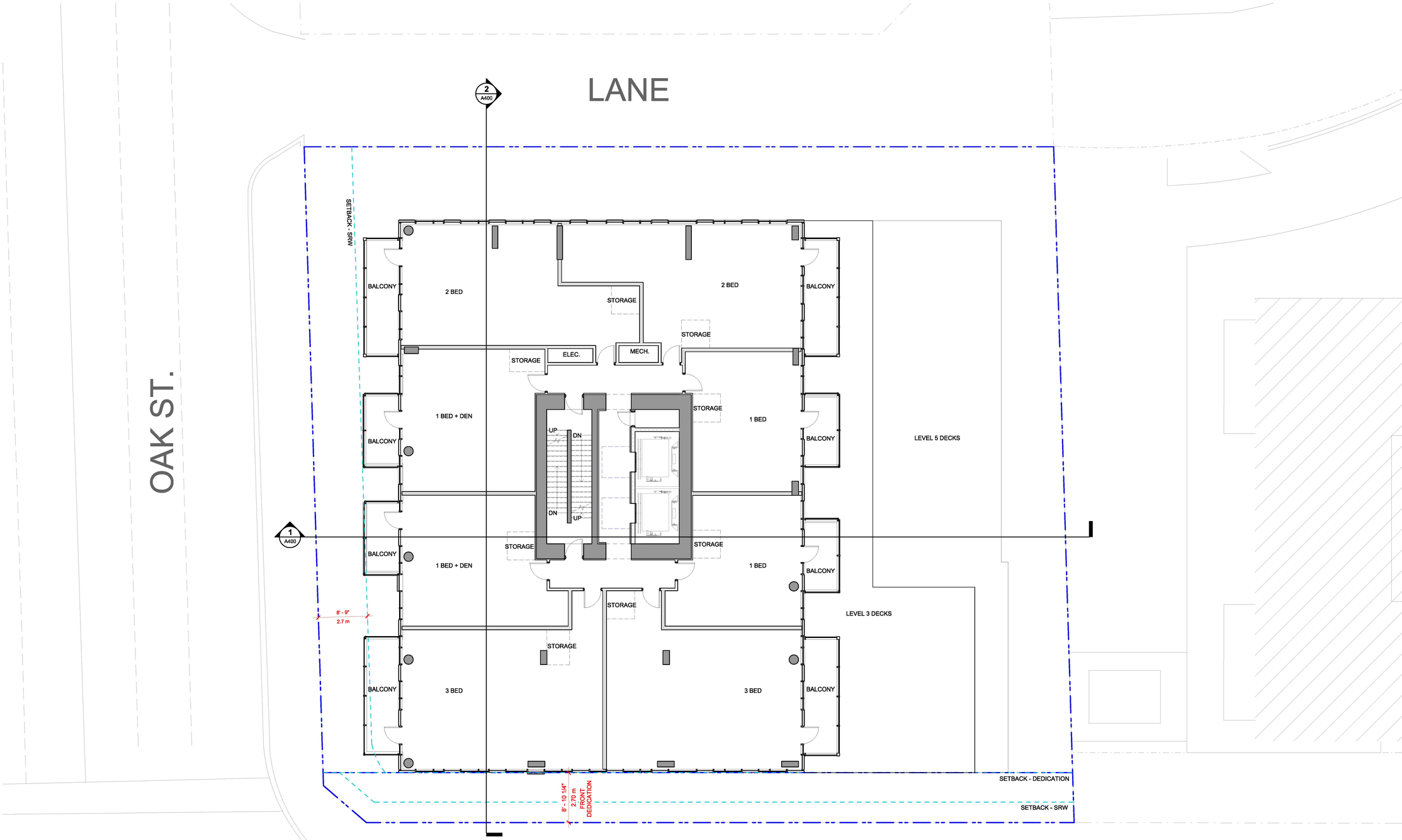
Drawing

Scale 1/8" = 1'-0"

Project 0001

Sheet **A309**

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1 LEVEL 6 TO LEVEL 26
SCALE: 1/8" = 1'-0"

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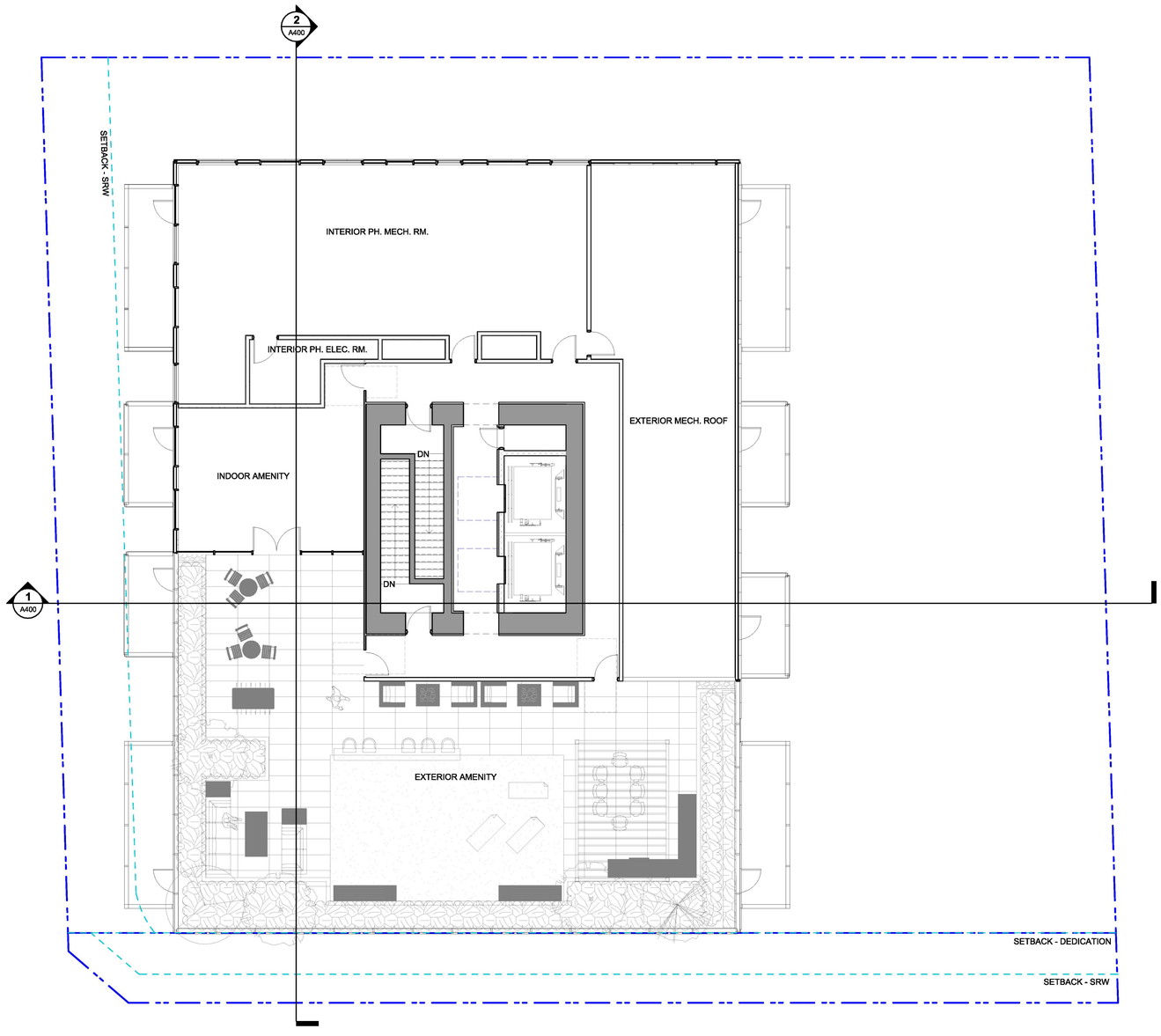
LEVEL 6 TO LEVEL 26

Drawing

Scale 1/8" = 1'-0"

Project 0001

Sheet **A310**



1 LEVEL 27 - AMENITY

SCALE: 1/8" = 1'-0"

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Level 27 - AMENITY
FLOOR PLAN

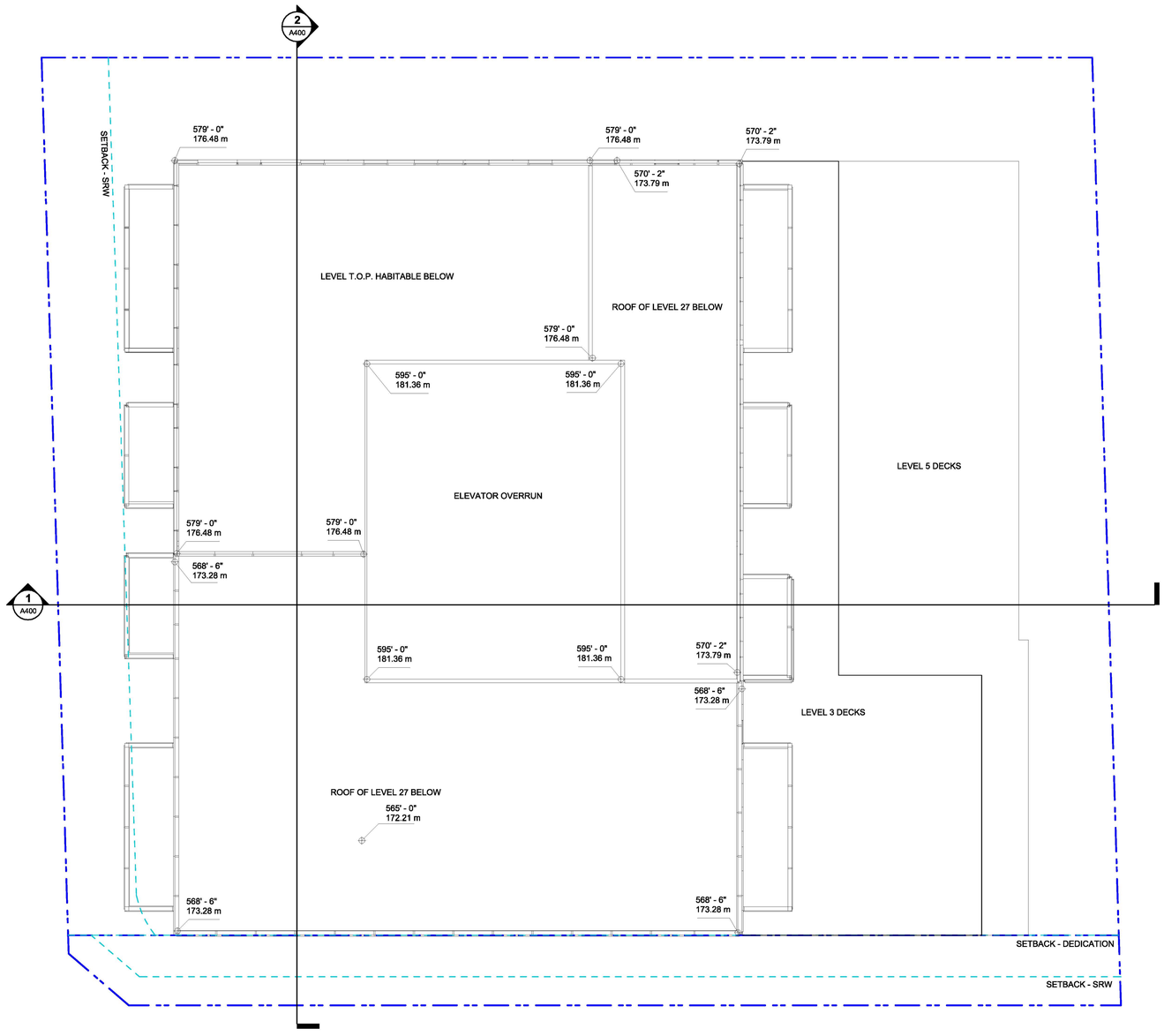
Drawing

Scale 1/8" = 1'-0"

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1 ROOF
SCALE: 1/8" = 1'-0"

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Seal

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ROOF PLAN

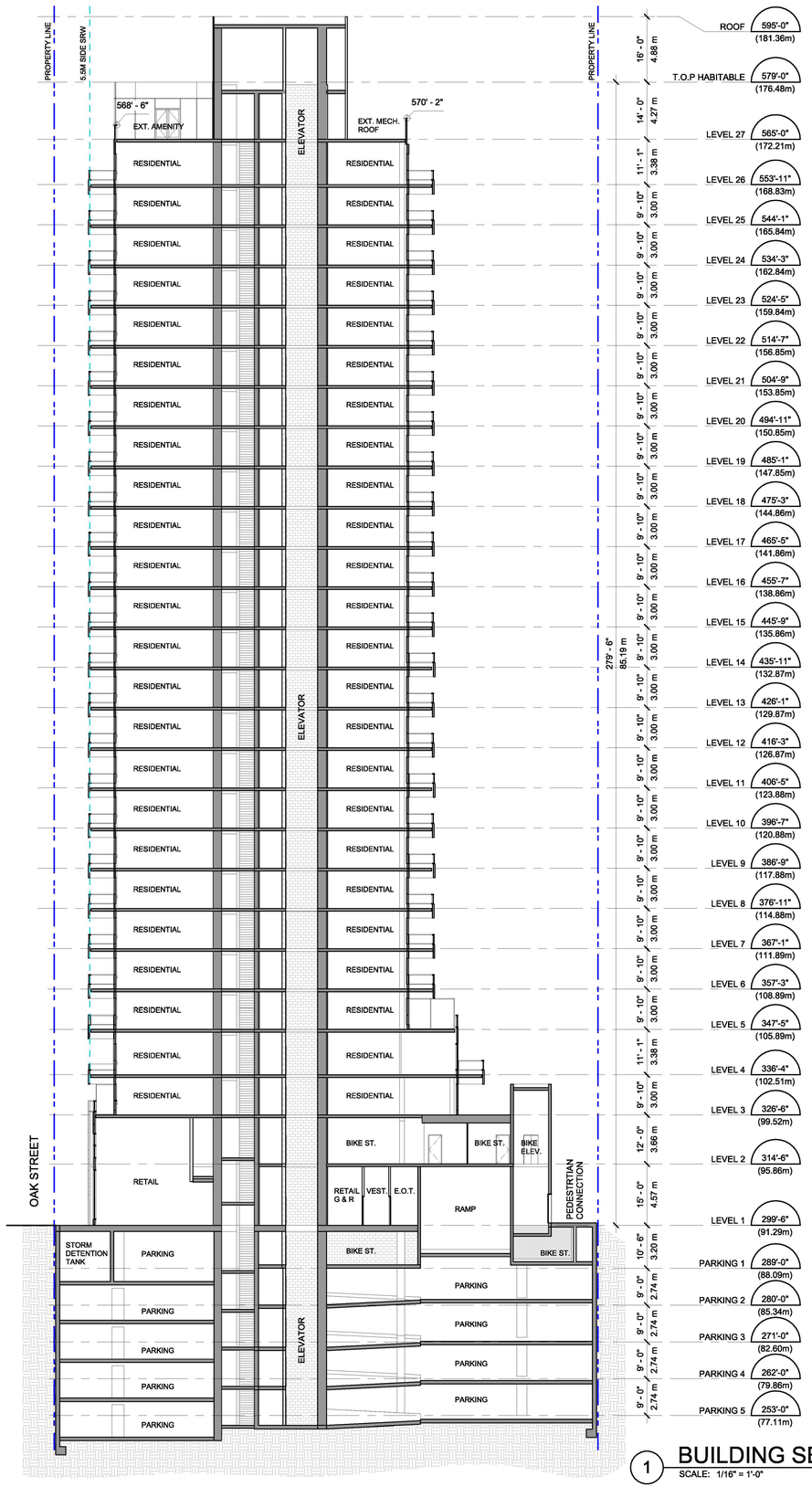
Drawing

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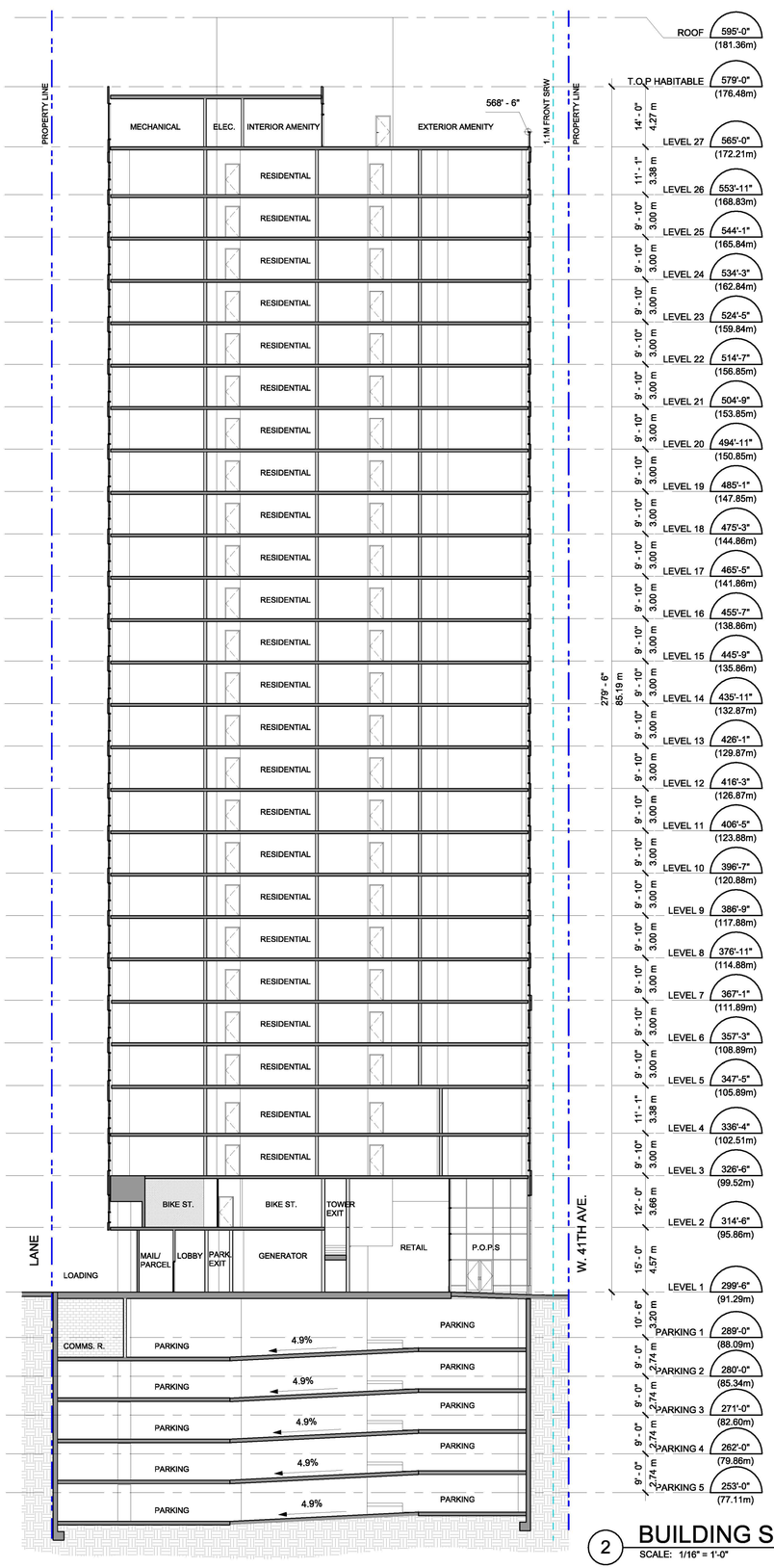
Project 0001

Sheet **A312**

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1 BUILDING SECTION A-A
SCALE: 1/16" = 1'-0"



2 BUILDING SECTION B-B
SCALE: 1/16" = 1'-0"

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BUILDING SECTIONS

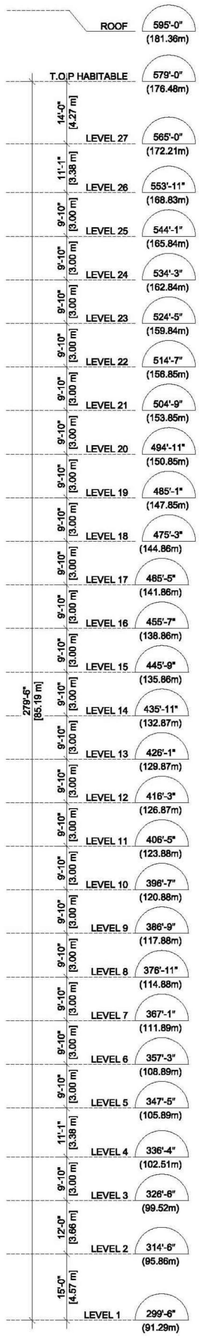
Drawing

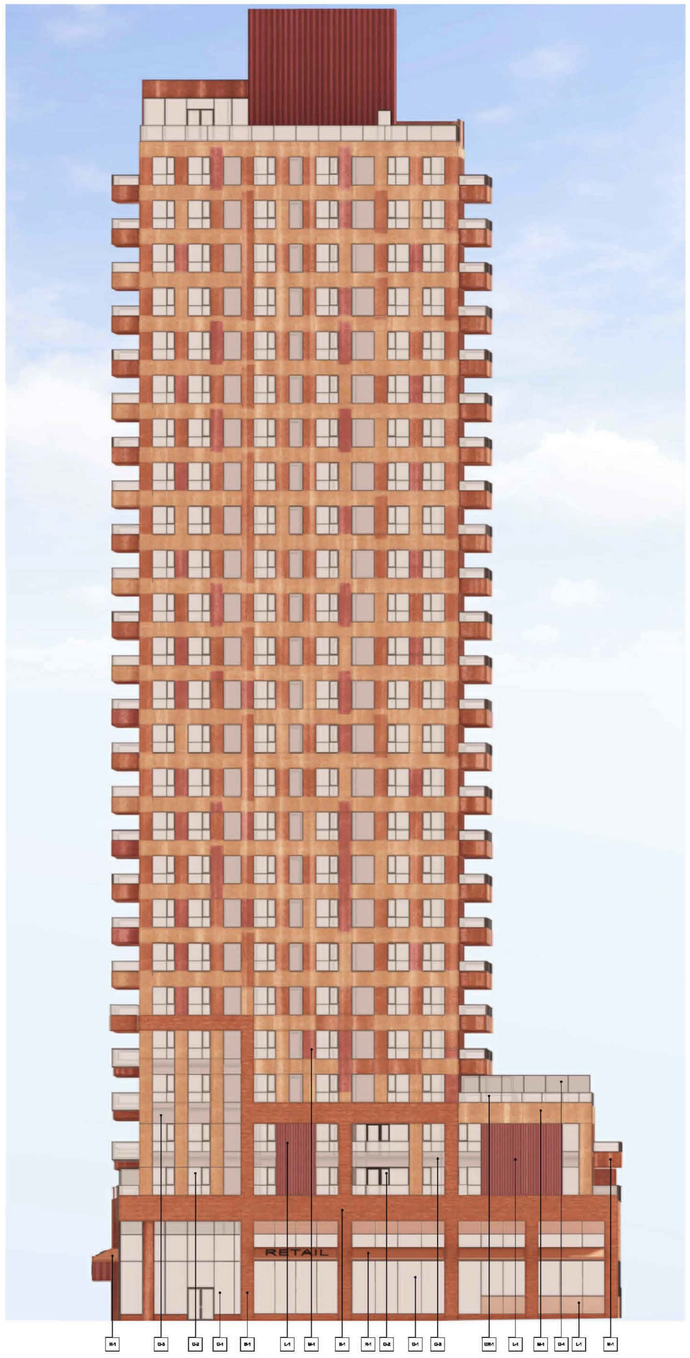
Scale 1/16" = 1'-0"

Project 0001

Sheet **A400**







MATERIALS LEGEND

G-1	VISION STOREFRONT
G-2	WINDOW WALL - VISION
G-3	WINDOW WALL - SPANDREL
G-4	PRIVACY SCREEN - FROSTED
C-1	CAST-IN-PLACE CONCRETE
L-1	ARCHITECTURAL LOUVER
GR-1	GUARDRAIL - ALUMINUM & GLASS
R-1	CANOPY - STEEL & FABRIC
R-2	CANOPY - CERAMIC TILES
B-1	BRICK CLADDING
M-1	CERAMIC CLADDING 1
M-2	CERAMIC CLADDING 2

1 - WEST ELEVATION (OAK ST.)
1/16" = 1'-0"

2 - SOUTH ELEVATION (WEST 41ST AVE.)
1/16" = 1'-0"

16' 12' 8' 4' 0" 8' 16' 32' 48'

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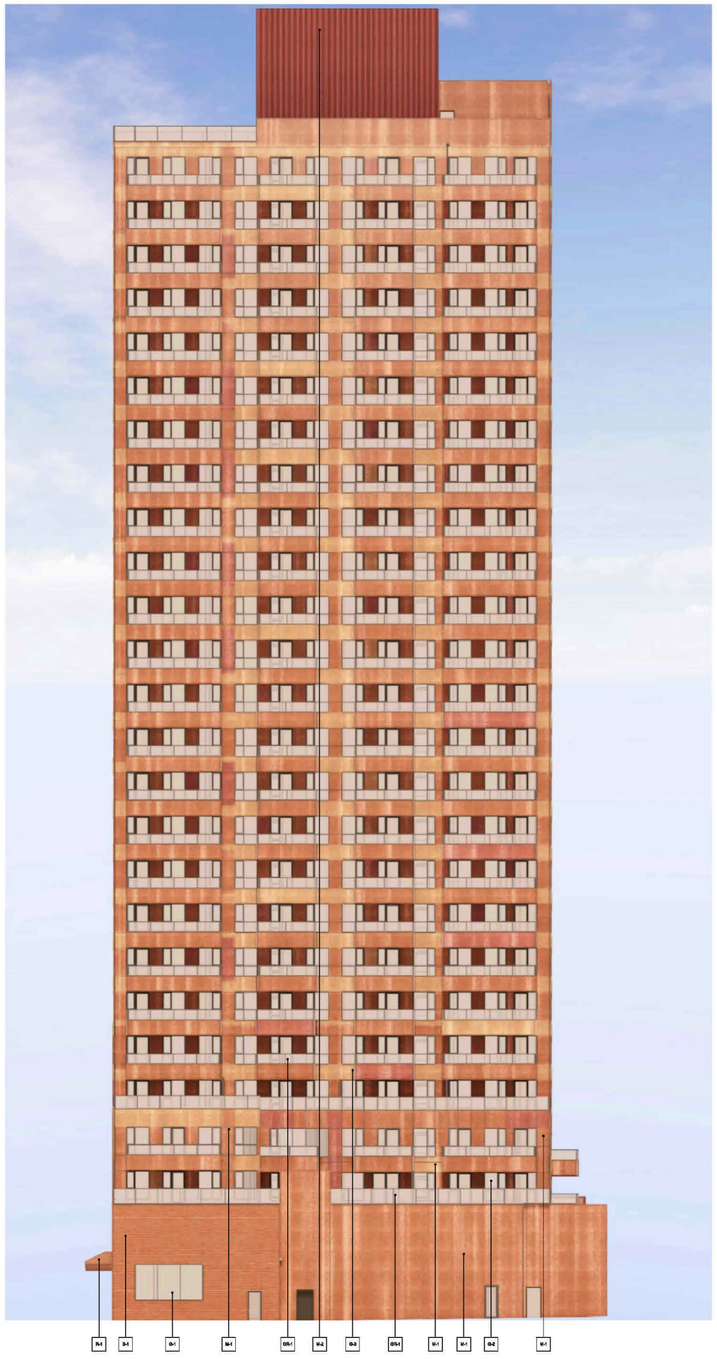
BUILDING ELEVATIONS

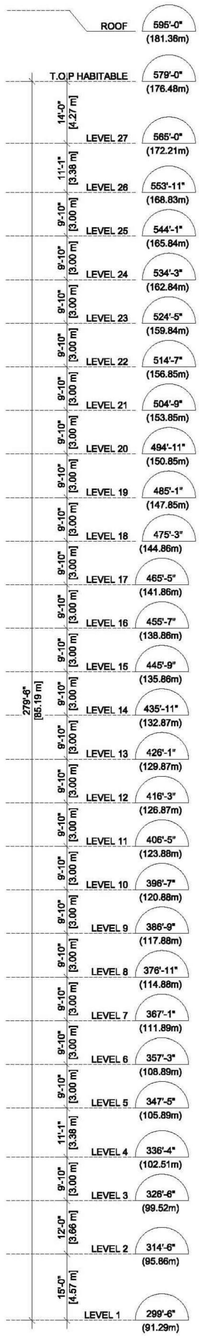
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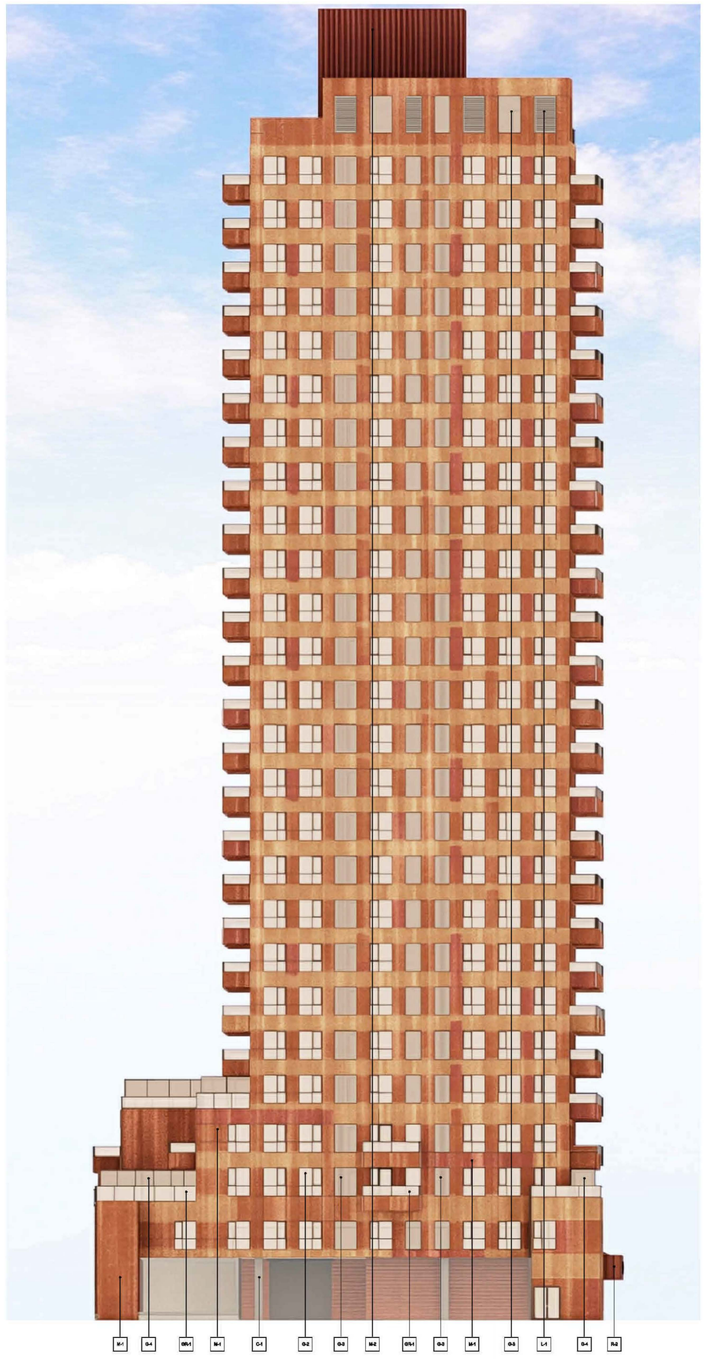
Scale

Project 0001

Sheet A405







MATERIALS LEGEND

G-1	VISION STOREFRONT
G-2	WINDOW WALL - VISION
G-3	WINDOW WALL - SPANDREL
G-4	PRIVACY SCREEN - FROSTED
C-1	CAST-IN-PLACE CONCRETE
L-1	ARCHITECTURAL LOUVER
GR-1	GUARDRAIL - ALUMINUM & GLASS
R-1	CANOPY - STEEL & FABRIC
R-2	CANOPY - CERAMIC TILES
B-1	BRICK CLADDING
M-1	CERAMIC CLADDING 1
M-2	CERAMIC CLADDING 2

1 EAST ELEVATION
1/16" = 1'-0"

2 NORTH ELEVATION (REAR LANE)
1/16" = 1'-0"

16' 12' 8' 4' 0" 8' 16' 32' 48'

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BUILDING ELEVATIONS

Drawing

Scale 1/16" = 1'-0"

Project 0001

Sheet A406



SOUTH-WEST VIEW AT CORNER OF 41ST AVENUE AND OAK STREET

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3D VIEW

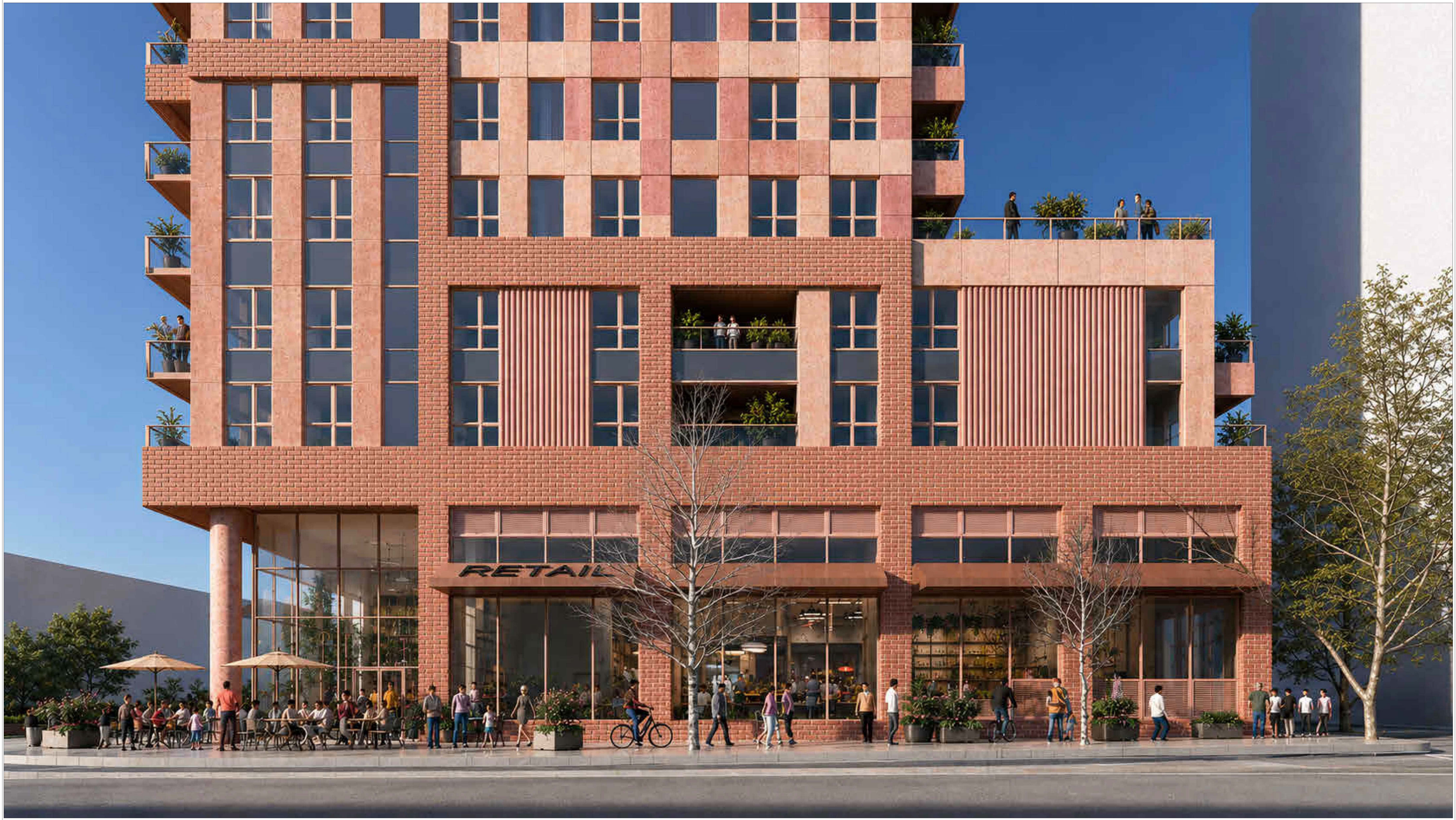
Drawing

Scale

Project 0001

Sheet **A500**

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SOUTH VIEW ALONG 41ST AVENUE

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3D VIEW

Drawing

Scale

Project 0001

Sheet **A501**



WEST VIEW ALONG OAK STREET

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3D VIEW

Drawing

Scale

Project 0001

Sheet **A502**

FSR DRAWINGS

SITE AREA	ft²	m²	Ha	ADDRESS	CURRENT ZONE		NEW ZONE
	15,916.0	1,478.7	0.147	5680 Oak St.	C-1		CD-1

GROSS AND FSR AREAS - RESIDENTIAL

	GROSS FLOOR AREA												FSR EXCLUSIONS								FSR AFTER EXCLUSIONS		OUTDOOR AREA EXCLUDED FROM FSR			
	RESIDENTIAL UNITS (INCL. STORAGE)		COMMON		CIRCULATION		INDOOR AMENITY		GARBAGE		GROSS FLOOR AREA TOTAL GFA		STORAGE		INDOOR AMENITY		GARBAGE		TOTAL EXCLUSIONS				BALCONIES		OUTDOOR AMENITY	
LEVEL	ft²	m³	ft²	m³	ft²	m³	ft²	m²	ft²	m²	ft²	m²	ft²	m³	ft²	m²	ft²	m²	ft²	m³	ft²	m²	ft²	m²	ft²	m²
LEVEL 1	0	0	643	60	1935	180	0	0	371	34	2949	274	0	0	0	0	371	34	371	34	2578	240	0	0	0	0
LEVEL 2	0	0	0	0	1019	95	0	0	0	0	1019	95	0	0	0	0	0	0	0	0	1019	95	0	0	0	0
LEVEL 3	5442	506	0	0	1101	102	2127	198	0	0	8670	805	0	0	2127	198	0	0	2127	198	6543	608	1591	148	868	81
LEVEL 4	7568	703	0	0	1101	102	0	0	0	0	8669	805	150	14	0	0	0	0	150	14	8519	791	1093	102	0	0
LEVEL 5	5955	553	0	0	1058	98	0	0	0	0	7013	652	200	19	0	0	0	0	200	19	6813	633	2212	206	0	0
LEVEL 6	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 7	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 8	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 9	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 10	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
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LEVEL 14	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 15	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 16	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 17	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 18	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
LEVEL 19	5955	553	0	0	1058	98	0	0	0	0	7013	652	100	9	0	0	0	0	100	9	6913	642	878	82	0	0
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LEVEL 27	0	0	0	0	0	0	1816	169	0	0	1816	169	0	0	1816	169	0	0	1816	169	0	0	0	0	2676	249
TOTALS:	144028	13381	643	60	28427	2641	3944	366	371	34	177412	16482	2483	231	3944	366	371	34	6797	631	170615	15851	23337	2168	3544	329

GROSS AND FSR AREAS - RETAIL

GROSS FLOOR AREA							TOTAL GFA		FSR EXCLUSIONS						FSR AFTER EXCLUSIONS	
RETAIL UNITS		CIRCULATION		GARBAGE				GARBAGE		TOTAL EXCLUSIONS					
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
3061 SF	284.4 m²	135	13	874 SF	81 m²	4070 SF	378 m²	874 SF	81 m²	874 SF	81 m²	3196 SF	297 m²		
3061 SF	284.4 m³	135	13	874 SF	81 m³	4070 SF	378 m³	874 SF	81 m³	874 SF	81 m³	3196 SF	297 m³		

GROSS AND FSR AREAS - SHARED

	GROSS FLOOR AREA										FSR EXCLUSIONS						FSR AFTER EXCLUSIONS	
	COMMON		CIRCULATION		PARKING / LOADING		SERVICE (MEP)		GROSS FLOOR AREA TOTAL GFA		PARKING / LOADING		SERVICE (MEP)		TOTAL EXCLUSIONS			
LEVEL	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
PARKING 5	0	0	0	0	14644	1360	0	0	14644	1360	14644	1360	0	0	14644	1360	0	0
PARKING 4	0	0	0	0	14644	1360	0	0	14644	1360	14644	1360	0	0	14644	1360	0	0
PARKING 3	0	0	0	0	14644	1360	0	0	14644	1360	14644	1360	0	0	14644	1360	0	0
PARKING 2	0	0	0	0	14644	1360	0	0	14644	1360	14644	1360	0	0	14644	1360	0	0
PARKING 1	0	0	0	0	14644	1360	0	0	14644	1360	14644	1360	0	0	14644	1360	0	0
LEVEL 1	0	0	0	0	4207	391	691	64	4898	455	4207	391	691	64	4898	455	0	0
LEVEL 2	0	0	0	0	5622	522	31	3	5653	525	5622	522	31	3	5653	525	0	0
LEVEL 3	0	0	0	0	0	0	51	5	51	5	0	0	51	5	51	5	0	0
LEVEL 4	0	0	0	0	0	0	51	5	51	5	0	0	51	5	51	5	0	0
LEVEL 5	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 6	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 7	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 8	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 9	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 10	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 11	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 12	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 13	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 14	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 15	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 16	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 17	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 18	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 19	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 20	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 21	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 22	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 23	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 24	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 25	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 26	0	0	0	0	0	0	52	5	52	5	0	0	52	5	52	5	0	0
LEVEL 27	0	0	0	0	0	0	2541	236	2541	236	0	0	2541	236	2541	236	0	0
TOTALS:	0	0	0	0	83050	7716	4503	418	87552	8134	83050	7716	4503	418	87552	8134	0	0

GROSS AND FSR AREAS - COMBINED

LEVEL	TOTAL COMBINED GFA		TOTAL COMBINED EXCLUSIONS		TOTAL COMBINED FSR AREA	
	ft²	m²	ft²	m²	ft²	m²
PARKING 5	14644	1360	14644	1360	0	0
PARKING 4	14644	1360	14644	1360	0	0
PARKING 3	14644	1360	14644	1360	0	0
PARKING 2	14644	1360	14644	1360	0	0
PARKING 1	14644	1360	14644	1360	0	0
LEVEL 1	11917	1107	6143	571	5774	536
LEVEL 2	6672	620	5653	525	1019	95
LEVEL 3	8722	810	2179	202	6543	608
LEVEL 4	8721	810	201	19	8519	791
LEVEL 5	7065	656	252	23	6813	633
LEVEL 6	7065	656	152	14	6913	642
LEVEL 7	7065	656	152	14	6913	642
LEVEL 8	7065	656	152	14	6913	642
LEVEL 9	7065	656	152	14	6913	642
LEVEL 10	7065	656	152	14	6913	642
LEVEL 11	7065	656	152	14	6913	642
LEVEL 12	7065	656	152	14	6913	642
LEVEL 13	7065	656	152	14	6913	642
LEVEL 14	7065	656	152	14	6913	642
LEVEL 15	7065	656	152	14	6913	642
LEVEL 16	7065	656	152	14	6913	642
LEVEL 17	7065	656	152	14	6913	642
LEVEL 18	7065	656	152	14	6913	642
LEVEL 19	7065	656	152	14	6913	642
LEVEL 20	7065	656	152	14	6913	642
LEVEL 21	7065	656	152	14	6913	642
LEVEL 22	7065	656	152	14	6913	642
LEVEL 23	7065	656	152	14	6913	642
LEVEL 24	7065	656	152	14	6913	642
LEVEL 25	7065	656	152	14	6913	642
LEVEL 26	7065	656	177	16	6888	640
LEVEL 27	4358	405	4358	405	0	0
	269034	24994	95223	8847	173811	16148

FSR TOTAL	10.92

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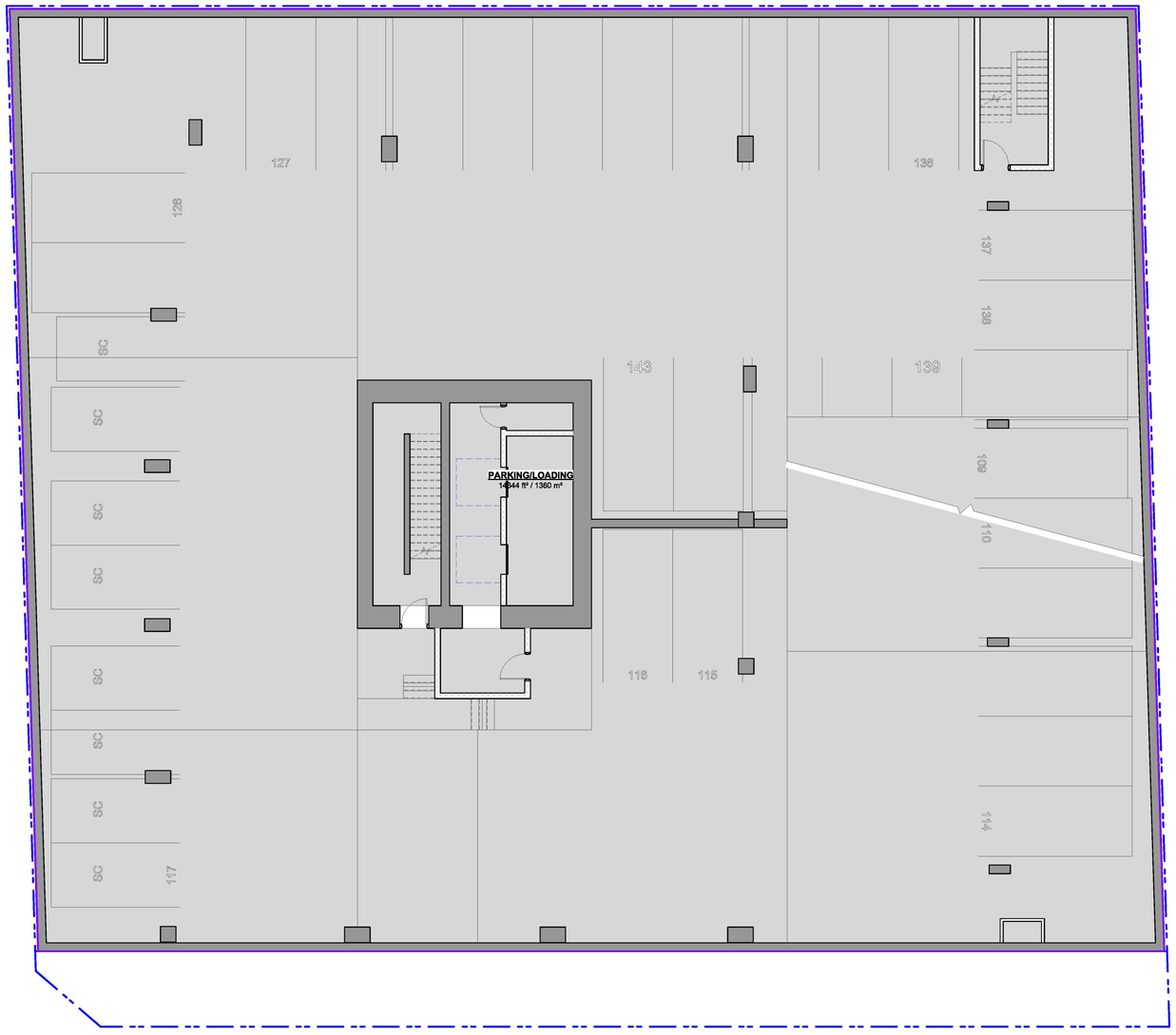
FSR CALCULATION

Drawing

Scale 1/8" = 1'-0"

Project 0001

Sheet FSR001



1 PARKING 5
SCALE: 1/8" = 1'-0"

FSR AREA SUMMARY - P5				
	FSR EXCLUSIONS		AREA (FSR)	
USE	ft²	m²	ft²	m²
PARKING/LOADING	14644	1360	0	0
	14644	1360	0	0

AREA LEGEND

PARKING/LOADING

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P5 Area Plan

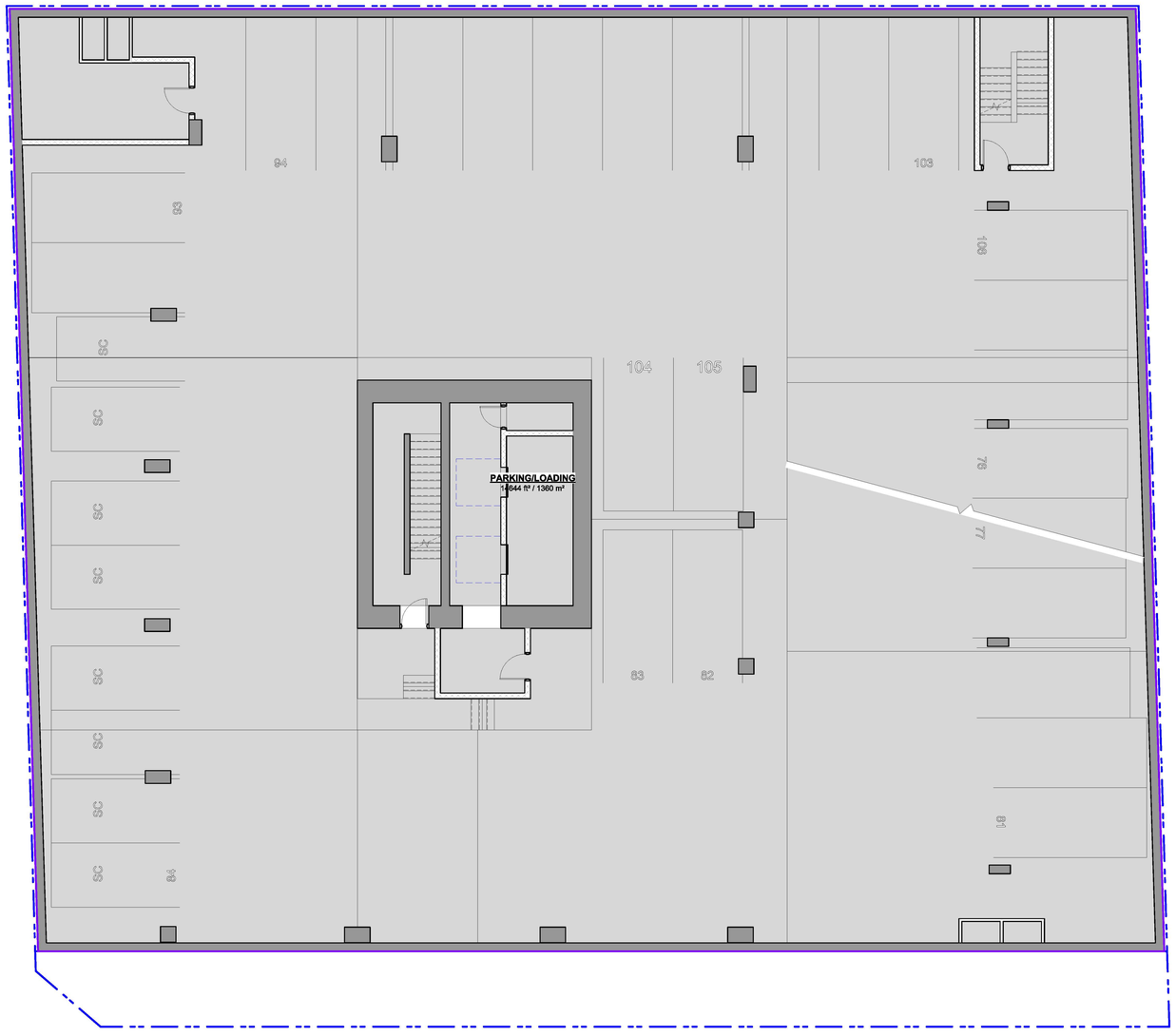
Drawing

Scale 1/8" = 1'-0"

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Sheet **FSR300**

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1 PARKING 4
SCALE: 1/8" = 1'-0"

FSR AREA SUMMARY - P4

USE	FSR EXCLUSIONS ft²	FSR EXCLUSIONS m²	AREA (FSR) ft²	AREA (FSR) m²
PARKING/LOADING	14644	1360	0	0
	14644	1360	0	0

AREA LEGEND

PARKING/LOADING

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P4 Area Plan

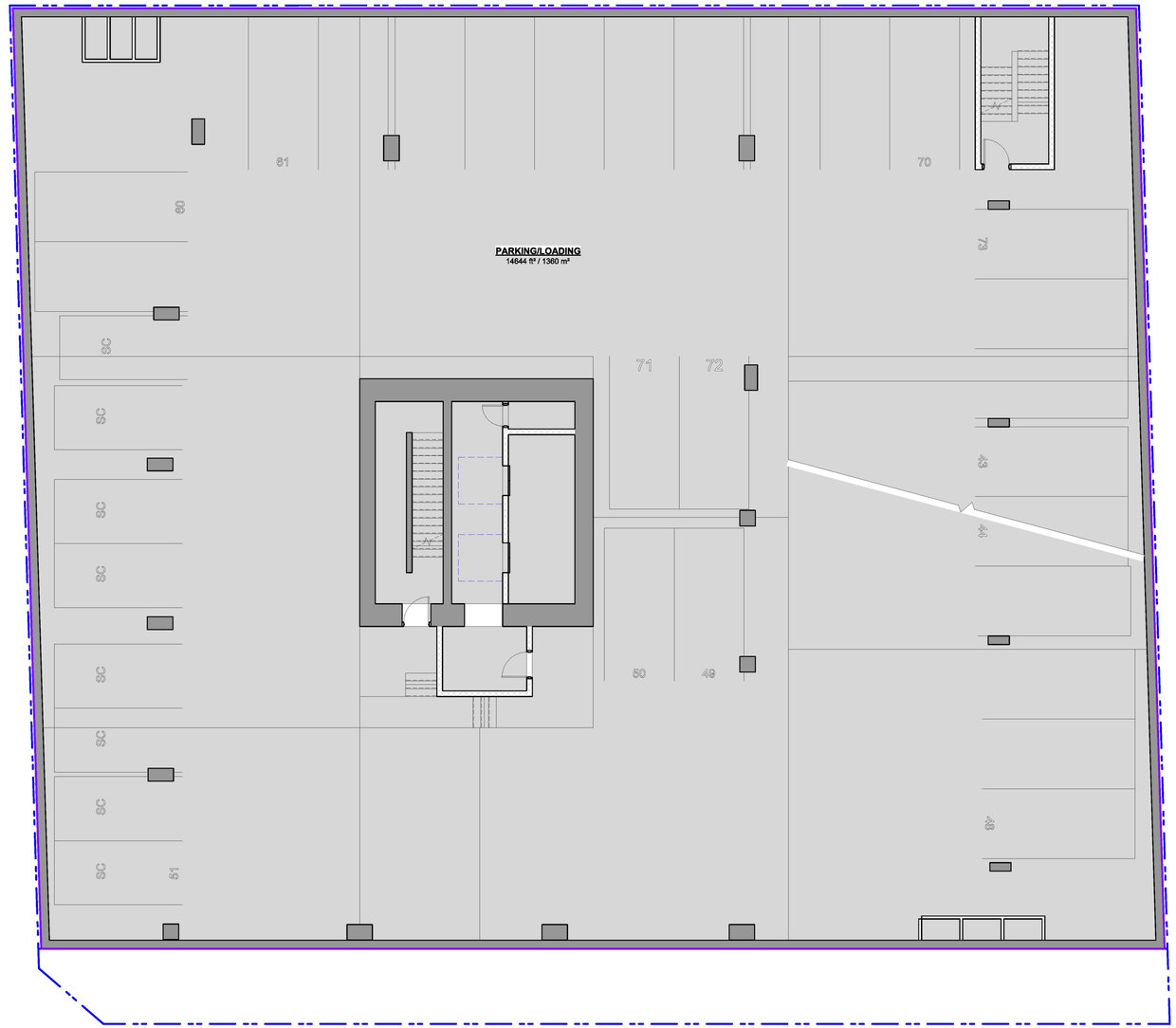
Drawing

Scale 1/8" = 1'-0"

Project 0001

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FSR AREA SUMMARY - P3				
	FSR EXCLUSIONS		AREA (FSR)	
USE	ft²	m²	ft²	m²
PARKING/LOADING	14644	1360	0	0
	14644	1360	0	0

AREA LEGEND

PARKING/LOADING

1 PARKING 3
SCALE: 1/8" = 1'-0"

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P3 Area Plan

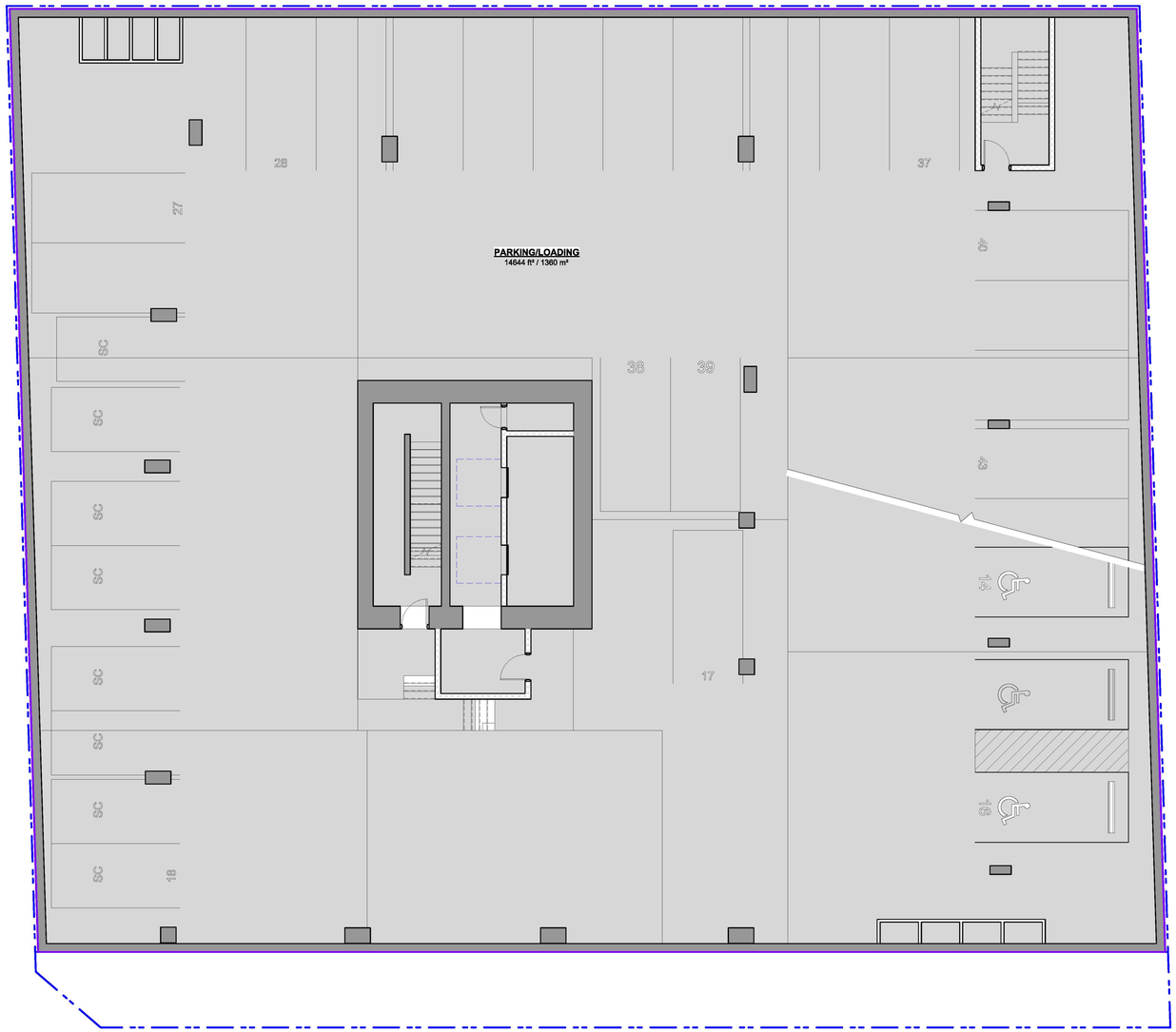
Drawing

Scale 1/8" = 1'-0"

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Sheet **FSR302**

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1 PARKING 2
SCALE: 1/8" = 1'-0"

FSR AREA SUMMARY - P2

USE	FSR EXCLUSIONS ft²	FSR EXCLUSIONS m²	AREA (FSR) ft²	AREA (FSR) m²
PARKING/LOADING	14644	1360	0	0
	14644	1360	0	0

AREA LEGEND

PARKING/LOADING

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P2 AREA PLAN

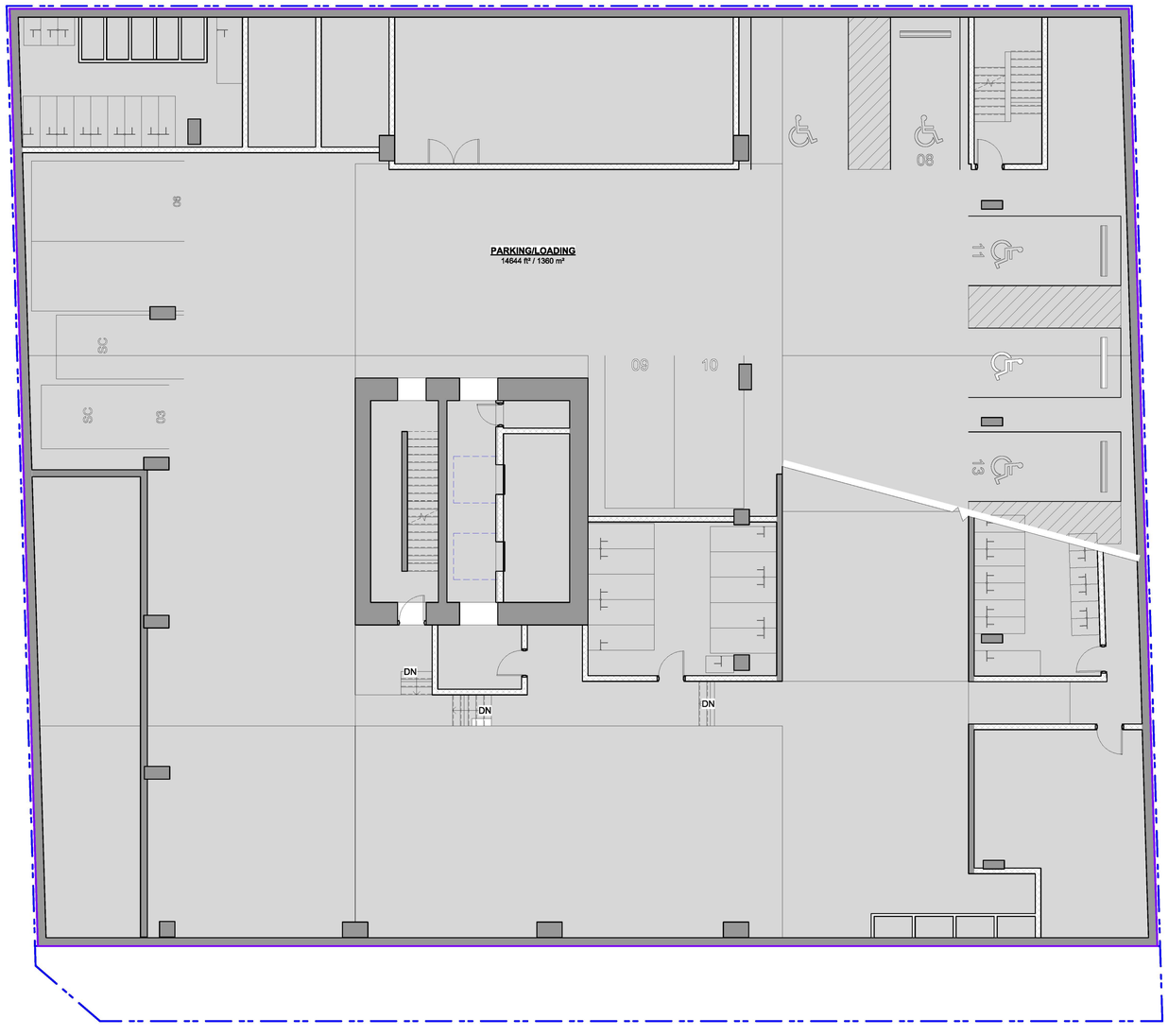
Drawing

Scale 1/8" = 1'-0"

Project 0001

Sheet **FSR303**

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1 PARKING 1
SCALE: 1/8" = 1'-0"

FSR AREA SUMMARY - P1

USE	FSR EXCLUSIONS ft²	FSR EXCLUSIONS m²	AREA (FSR) ft²	AREA (FSR) m²
PARKING/LOADING	14644	1360	0	0
	14644	1360	0	0

AREA LEGEND

PARKING/LOADING

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P1 AREA PLAN

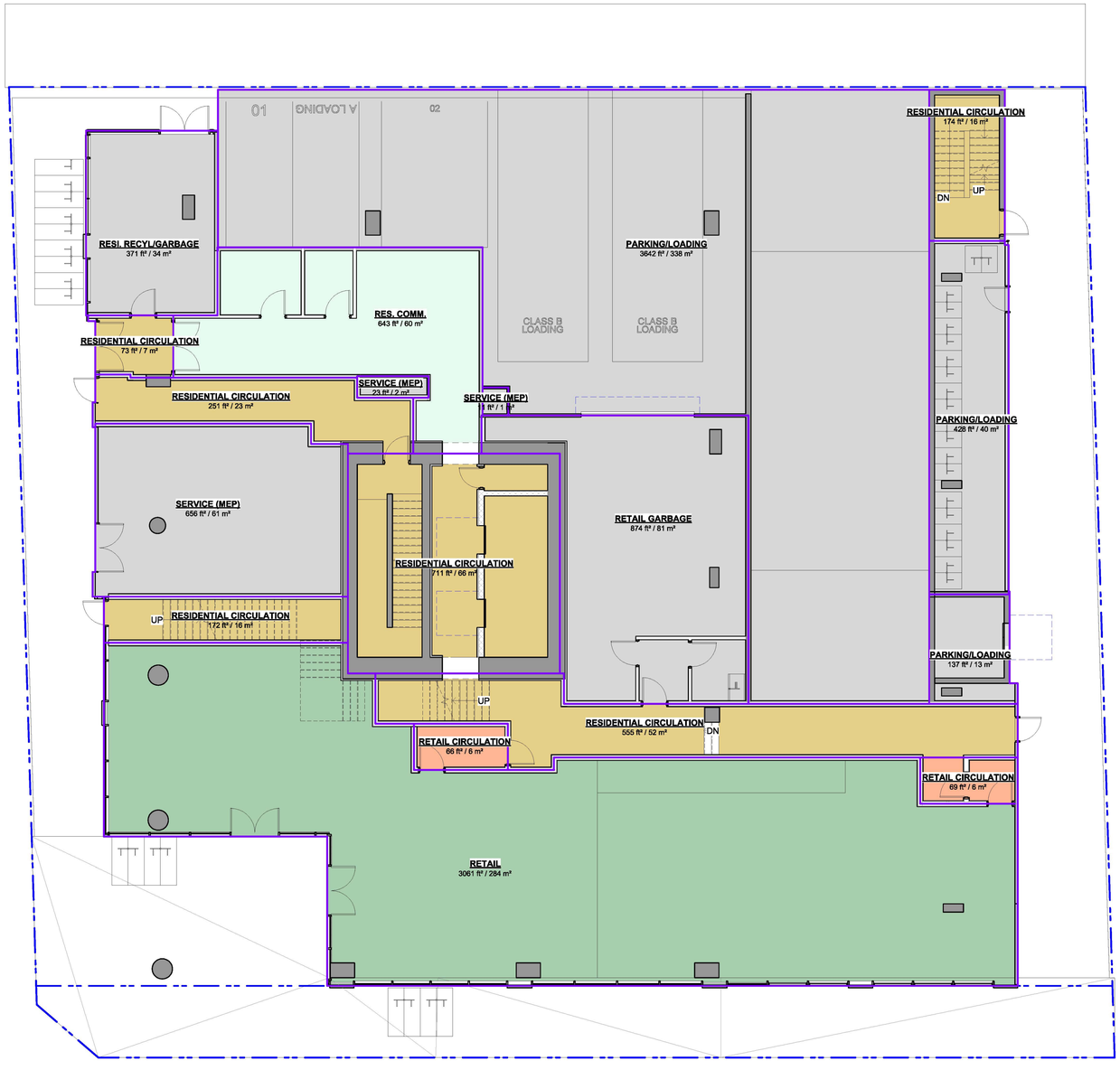
Drawing

Scale 1/8" = 1'-0"

Project 0001

Sheet **FSR304**

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1 LEVEL 1
SCALE: 1/8" = 1'-0"

FSR AREA SUMMARY - L1

USE	FSR EXCLUSIONS ft²	FSR EXCLUSIONS m²	AREA (FSR) ft²	AREA (FSR) m²
PARKING/LOADING	4207	391	0	0
RES. COMM.	0	0	643	60
RESI. RECYL/GARBAGE	371	34	0	0
RESIDENTIAL CIRCULATION	0	0	1935	180
RETAIL	0	0	3061	284
RETAIL CIRCULATION	0	0	135	13
RETAIL GARBAGE	874	81	0	0
SERVICE (MEP)	691	64	0	0
	6143	571	5774	536

AREA LEGEND

- PARKING/LOADING
- RES. COMM.
- RESI. RECYL/GARBAGE
- RESIDENTIAL CIRCULATION
- RETAIL
- RETAIL CIRCULATION
- RETAIL GARBAGE
- SERVICE (MEP)

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L1 AREA PLAN

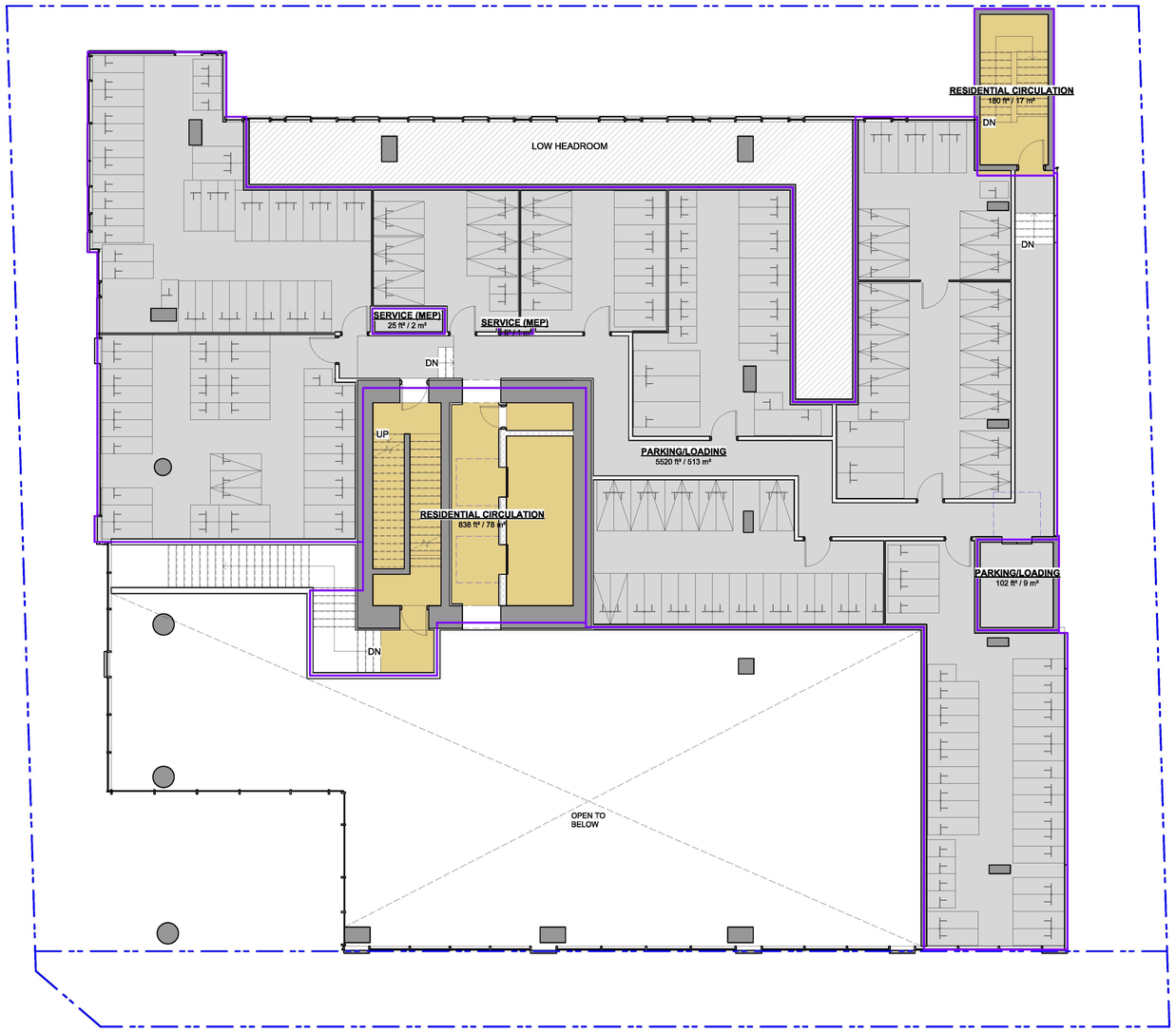
Drawing

Scale 1/8" = 1'-0"

Project 0001

Sheet **FSR305**

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1 LEVEL 2
SCALE: 1/8" = 1'-0"

FSR AREA SUMMARY - L2

USE	FSR EXCLUSIONS ft²	FSR EXCLUSIONS m²	AREA (FSR) ft²	AREA (FSR) m²
PARKING/LOADING	5622	522	0	0
RESIDENTIAL CIRCULATION	0	0	1019	95
SERVICE (MEP)	31	3	0	0
	5653	525	1019	95

AREA LEGEND

- PARKING/LOADING
- RESIDENTIAL CIRCULATION
- SERVICE (MEP)

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L2 AREA PLAN

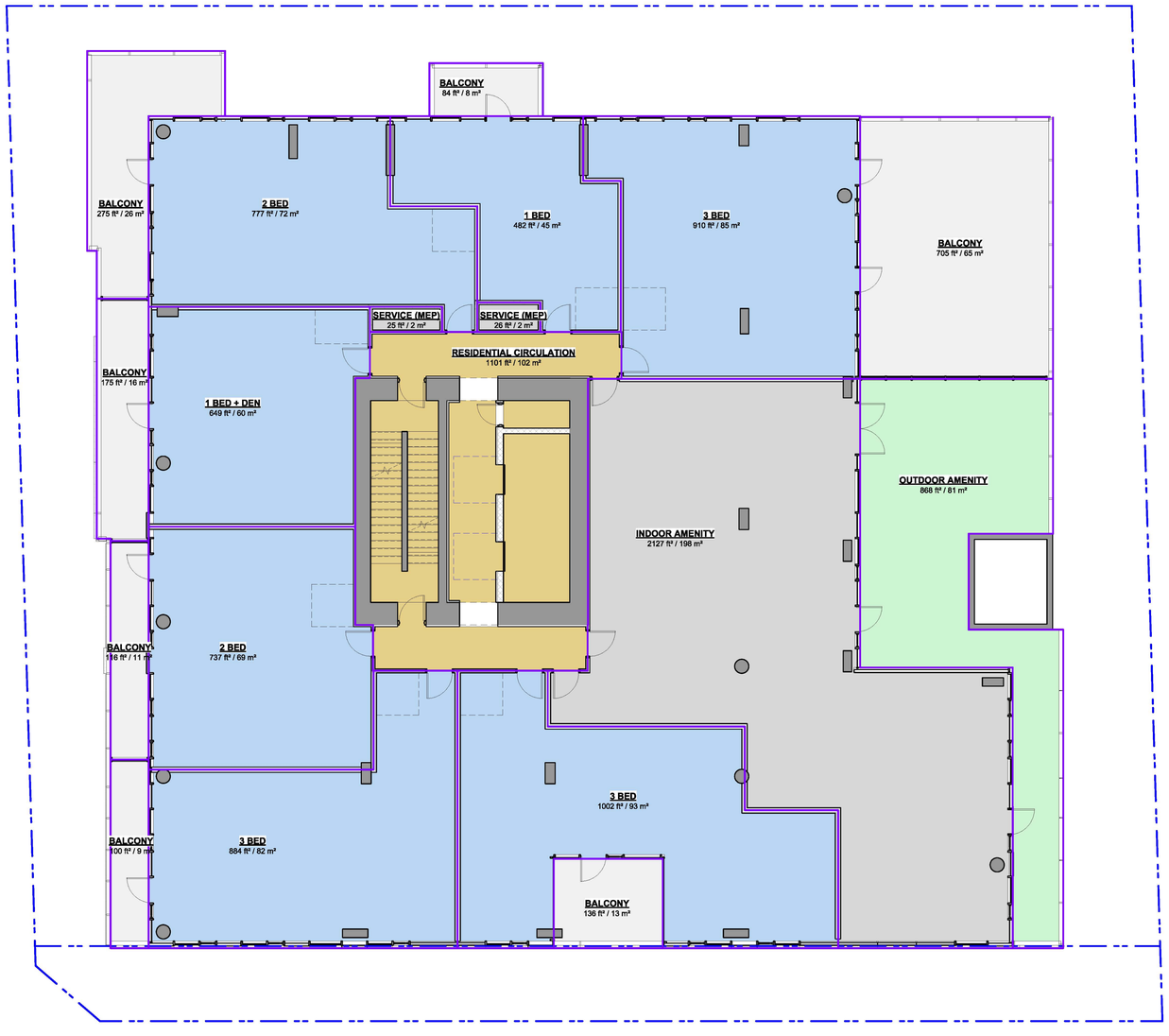
Drawing

Scale 1/8" = 1'-0"

Project 0001

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1 LEVEL 3
SCALE: 1/8" = 1'-0"

FSR AREA SUMMARY - L3

USE	FSR EXCLUSIONS ft²	FSR EXCLUSIONS m²	AREA (FSR) ft²	AREA (FSR) m²
INDOOR AMENITY	2127	198	0	0
RESIDENTIAL CIRCULATION	0	0	1101	102
RESIDENTIAL UNITS	0	0	5442	506
SERVICE (MEP)	51	5	0	0
	2179	202	6543	608

AREA LEGEND

- BALCONY
- INDOOR AMENITY
- OUTDOOR AMENITY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UNITS
- SERVICE (MEP)

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L3 Area Plan

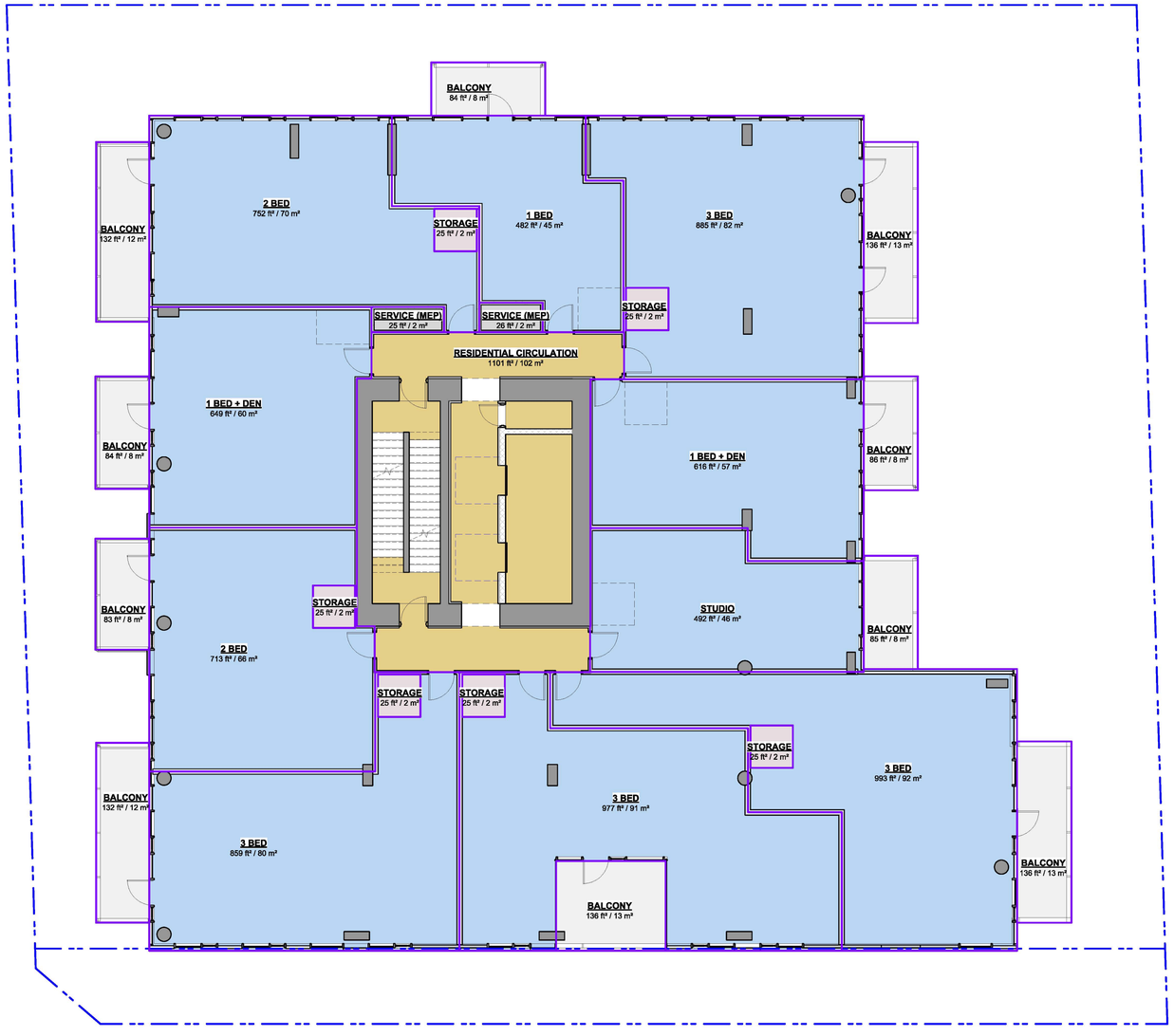
Drawing

Scale 1/8" = 1'-0"

Project 0001

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1 LEVEL 4
SCALE: 1/8" = 1'-0"

FSR AREA SUMMARY - L4

USE	FSR EXCLUSIONS ft²	FSR EXCLUSIONS m²	AREA (FSR) ft²	AREA (FSR) m²
RESIDENTIAL CIRCULATION	0	0	1101	102
RESIDENTIAL UNITS	0	0	7418	689
SERVICE (MEP)	51	5	0	0
STORAGE	150	14	0	0
	201	19	8519	791

AREA LEGEND

- BALCONY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UNITS
- SERVICE (MEP)
- STORAGE

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L4 Area Plan

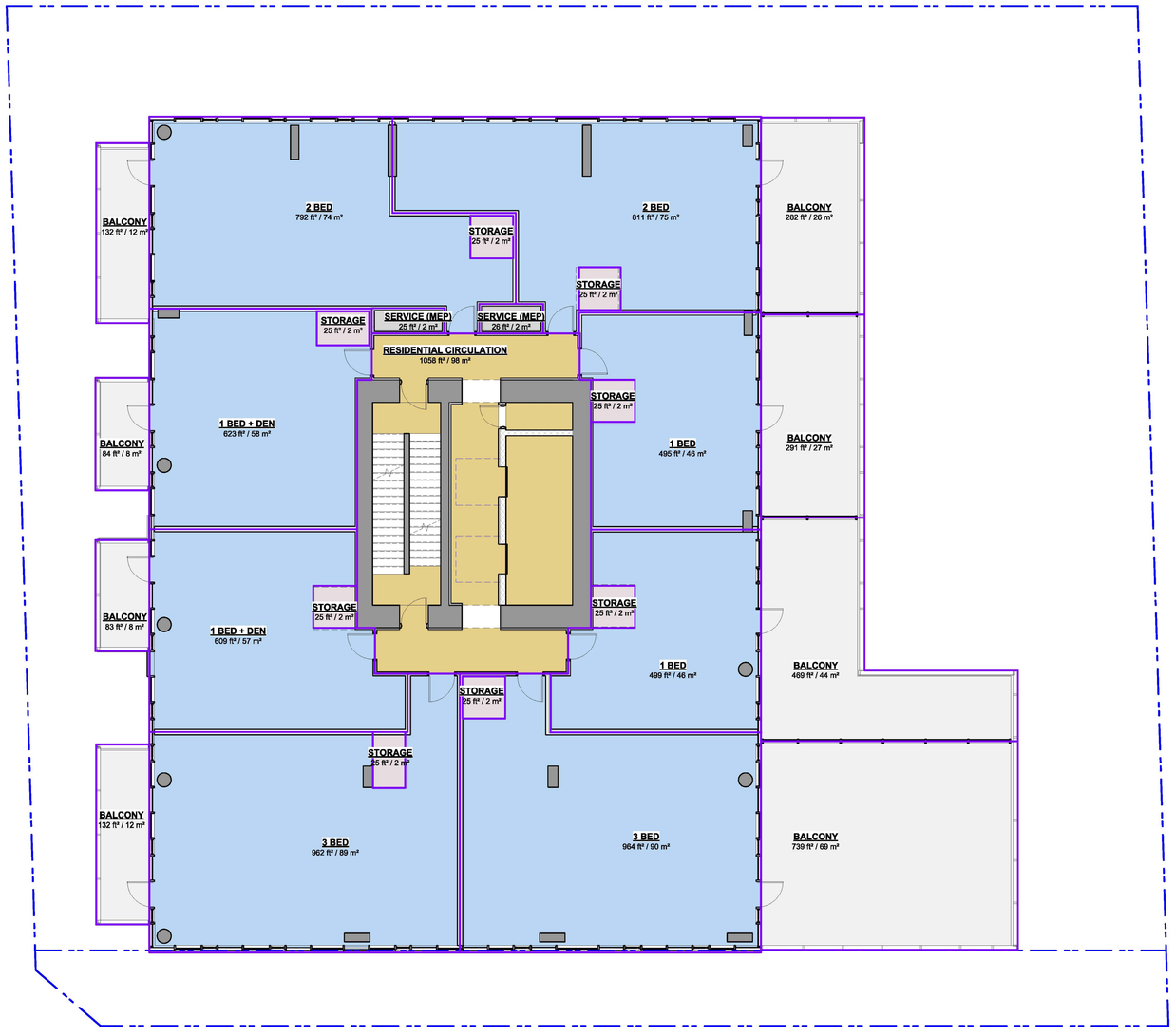
Drawing

Scale 1/8" = 1'-0"

Project 0001

Sheet **FSR308**

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1 LEVEL 5
SCALE: 1/8" = 1'-0"

FSR AREA SUMMARY - L5

USE	FSR EXCLUSIONS ft²	FSR EXCLUSIONS m²	AREA (FSR) ft²	AREA (FSR) m²
RESIDENTIAL CIRCULATION	0	0	1058	98
RESIDENTIAL UNITS	0	0	5755	535
SERVICE (MEP)	52	5	0	0
STORAGE	200	19	0	0
	252	23	6813	633

AREA LEGEND

- BALCONY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UNITS
- SERVICE (MEP)
- STORAGE

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L5 Area Plan

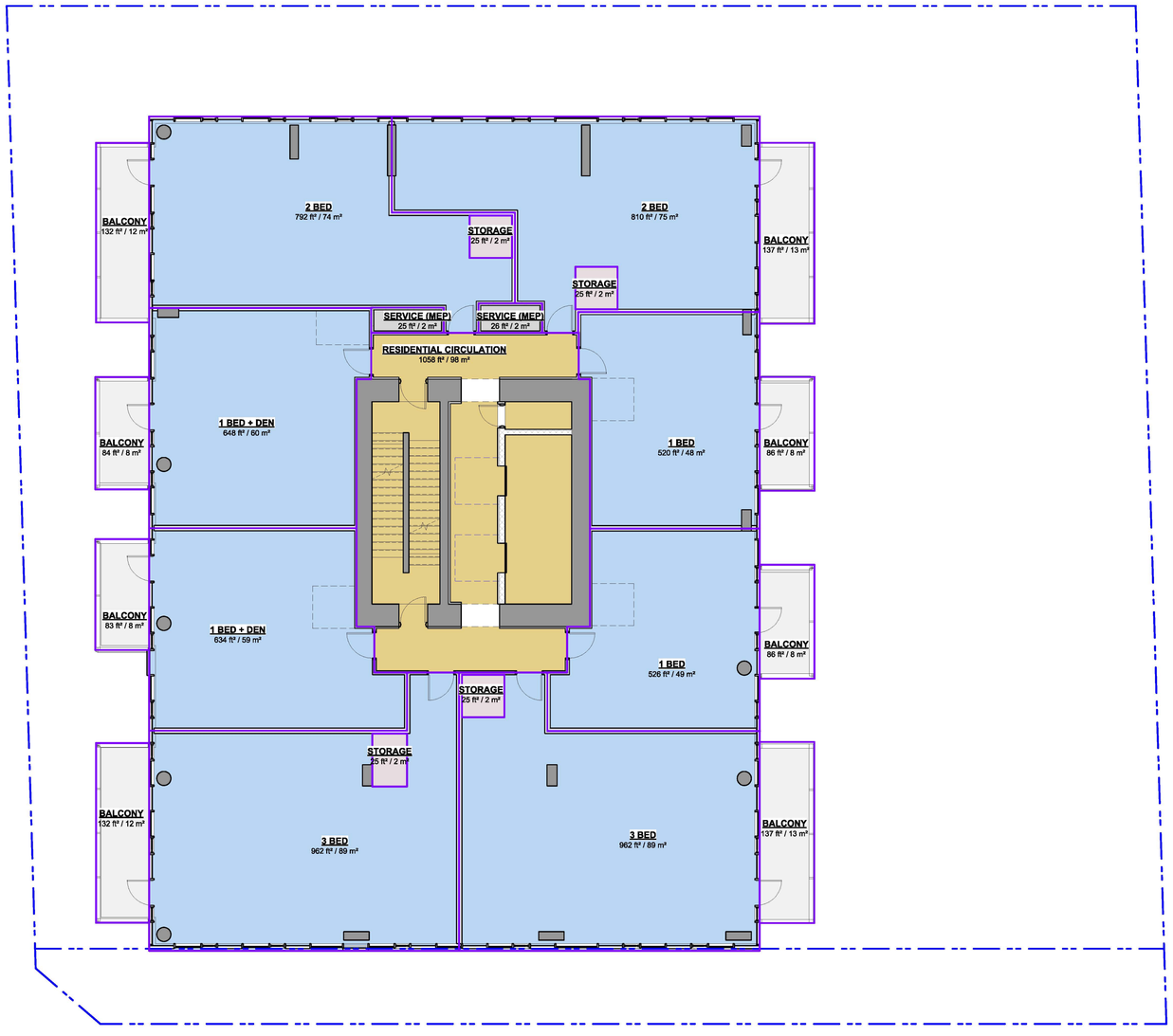
Drawing

Scale 1/8" = 1'-0"

Project 0001

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1 LEVEL 6 TO LEVEL 26
SCALE: 1/8" = 1'-0"

FSR AREA SUMMARY - L6 TO L26

USE	FSR EXCLUSIONS ft²	FSR EXCLUSIONS m²	AREA (FSR) ft²	AREA (FSR) m²
RESIDENTIAL CIRCULATION	0	0	1058	98
RESIDENTIAL UNITS	0	0	5855	544
SERVICE (MEP)	52	5	0	0
STORAGE	100	9	0	0
	152	14	6913	642

AREA LEGEND

- BALCONY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UNITS
- SERVICE (MEP)
- STORAGE

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L6 to L26 Area Plan

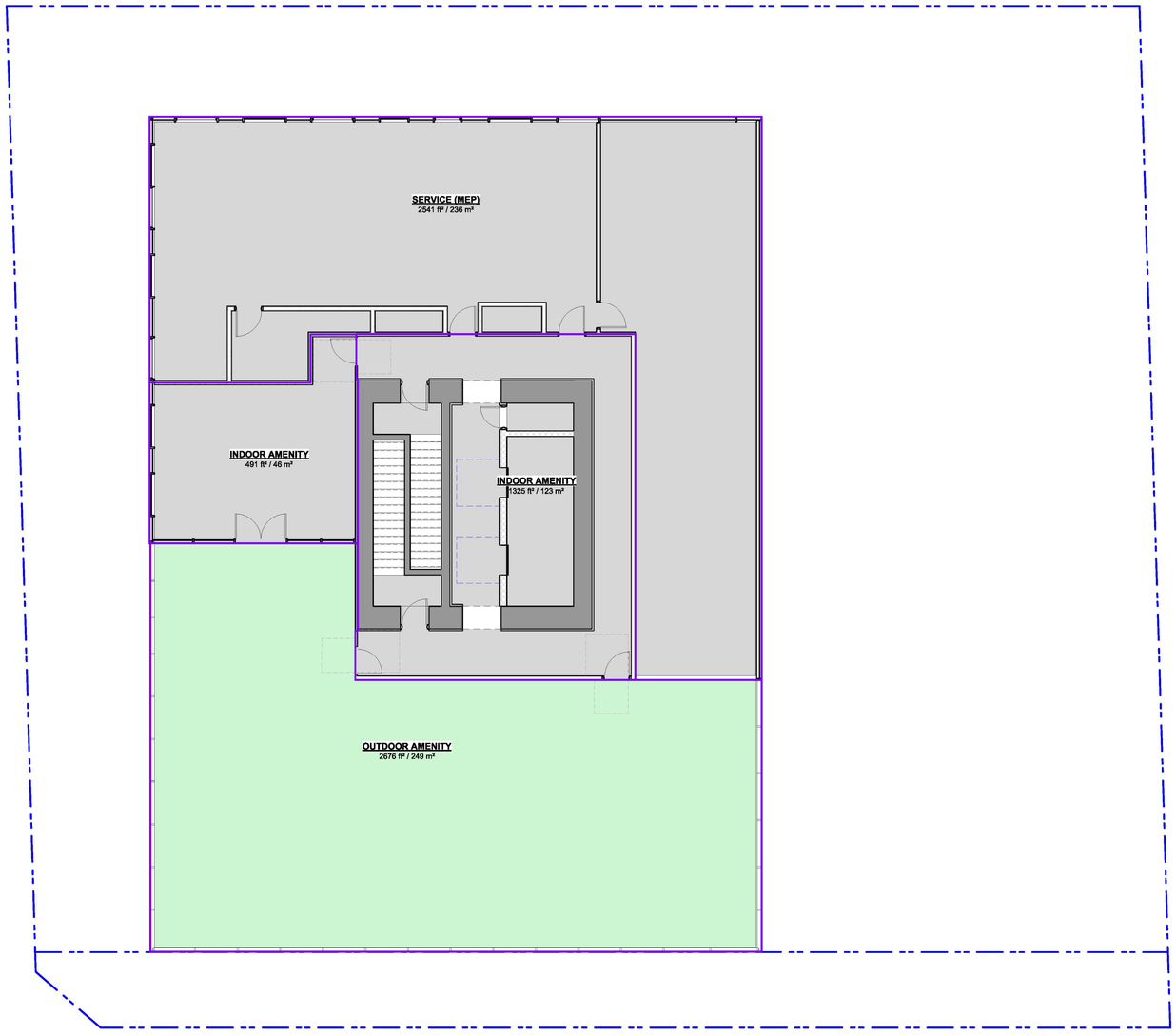
Drawing

Scale 1/8" = 1'-0"

Project 0001

Sheet **FSR310**

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1 LEVEL 27
SCALE: 1/8" = 1'-0"

FSR AREA SUMMARY - L27

USE	FSR EXCLUSIONS ft²	FSR EXCLUSIONS m²	AREA (FSR) ft²	AREA (FSR) m²
INDOOR AMENITY	1816	169	0	0
SERVICE (MEP)	2541	236	0	0
	4358	405	0	0

AREA LEGEND

- INDOOR AMENITY
- OUTDOOR AMENITY
- SERVICE (MEP)

MCM

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PROJECT NORTH TRUE NORTH

2026-08-24 Issued for Rezoning

Revisions YYYY-MM-DD

Seal

5680 Oak Street

5680 Oak Street
Vancouver, BC

Project

L 27 AREA PLAN

Drawing

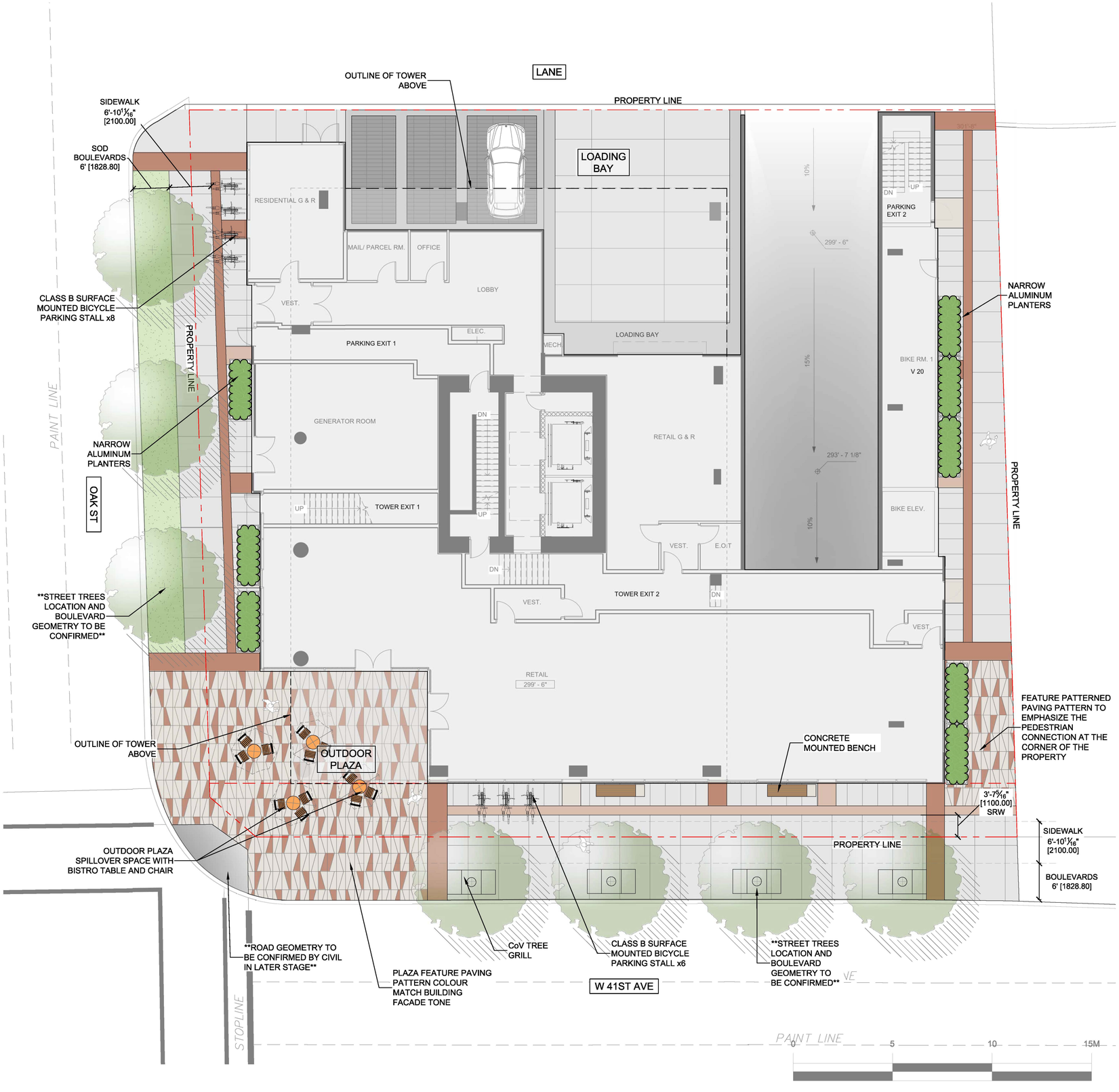
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Project 0001

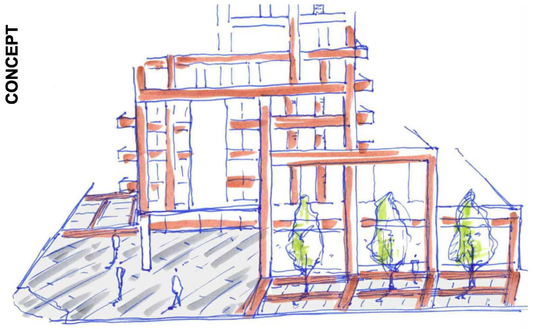
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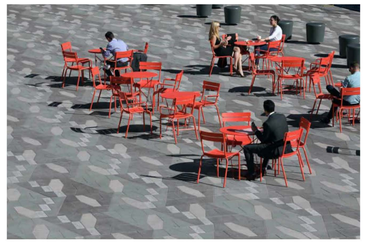
LANDSCAPE DRAWINGS



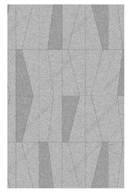
PRELIMINARY SKETCH AND CONCEPT



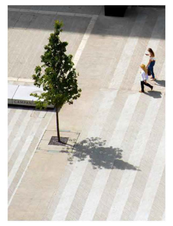
LEVEL 1 LANDSCAPE MATERIAL & PRECEDENT IMAGES

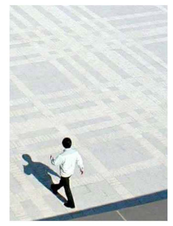


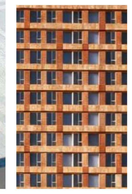
PUBLIC PLAZA AND CAFE SPILLOVER AREA WITH BISTRO TABLE AND CHAIR



PUBLIC PLAZA FEATURE WITH UNIQUE PAVING PATTERN







FEATURE WEAVING PATTERN INSPIRED BY THE LANGUAGE OF ARCHITECTURAL FACADES, DESIGNED TO INTEGRATE HORIZONTALLY AT GROUND LEVEL



SURFACE MOUNTED BACKLESS BENCH

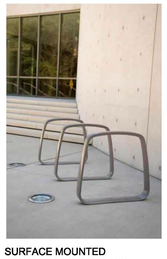




CUSTOMIZED ALUMINUM PLANTER



FLUSH PRECAST TREE GRATE



SURFACE MOUNTED BICYCLE PARKING STALL

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pmg LANDSCAPE ARCHITECTS
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SEAL:

N

NO.	DATE	REVISION DESCRIPTION	DR.
2	26.AUG.21	UPDATED SITE PLAN	JL
1	26.APR.23	PRELIMINARY LANDSCAPE PLAN	JL

CLIENT:

PROJECT:

RESIDENTIAL TOWER

8072 GRANVILLE ST.
VANCOUVER, BC.

DRAWING TITLE:

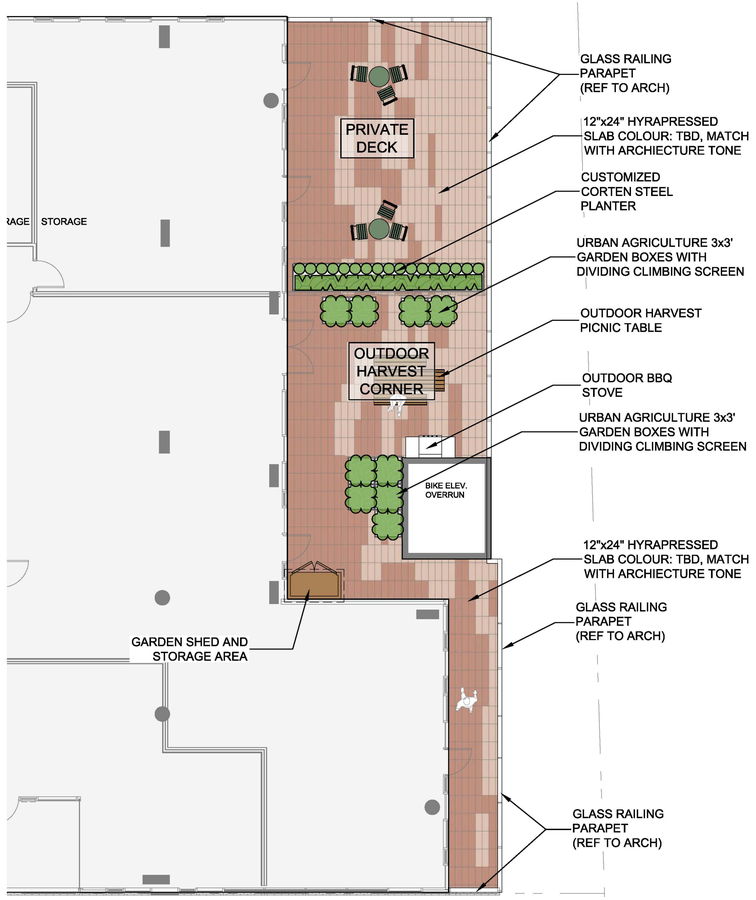
L1 PRELIMINARY LANDSCAPE PLAN

DATE: 28.AUG.2025
SCALE: 1/8"=1'-0"
DRAWN: JL
DESIGN: JL
CHK'D: CW

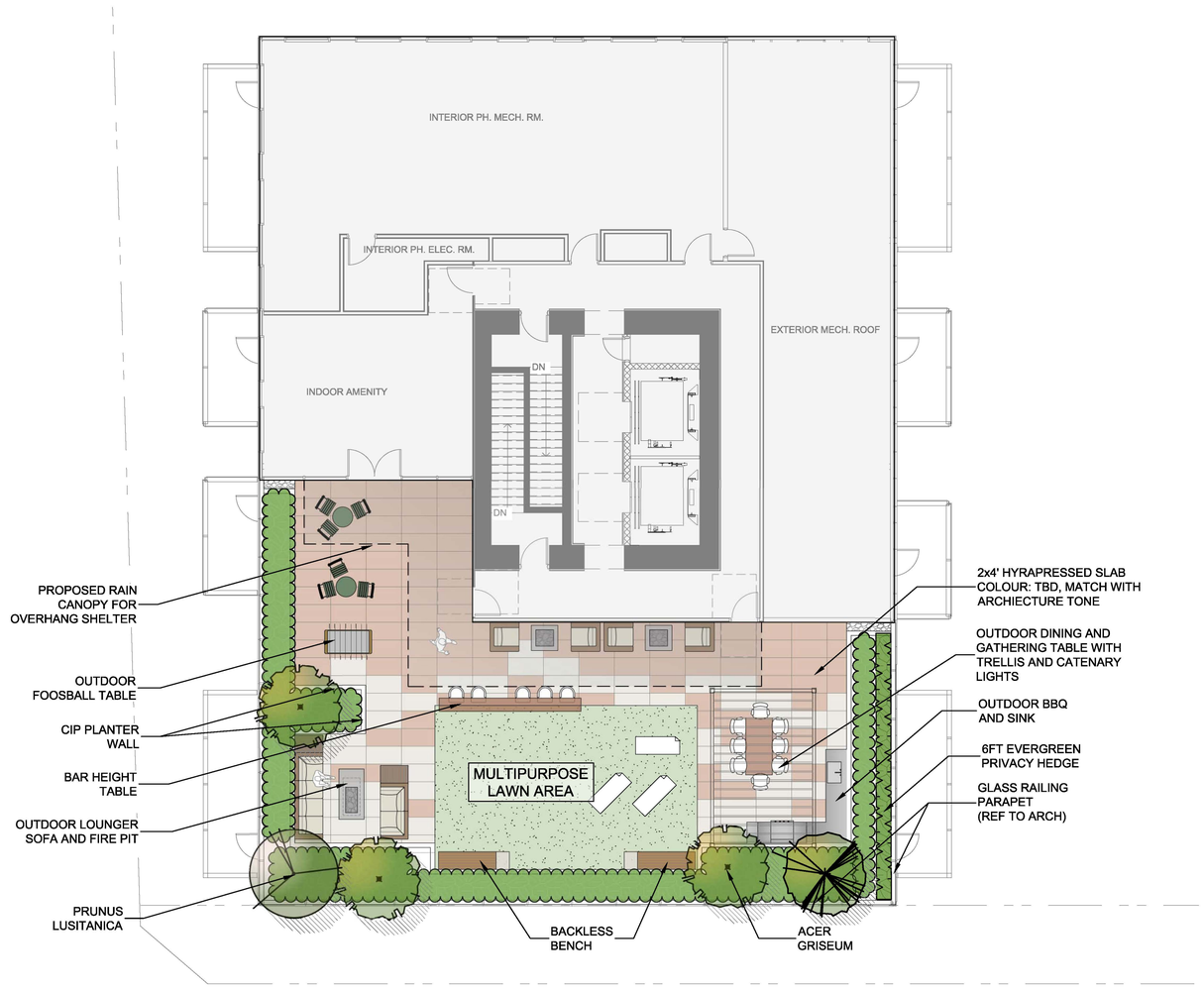
DRAWING NUMBER: **L1** **OF 3**

PMG PROJECT NUMBER: **26-039**

26-039-02.ZIP



1 LEVEL 3 PODIUM LANDSCAPE PLAN
SCALE 1/8" = 1'0"



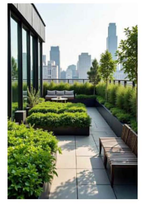
2 ROOF FLOOR LANDSCAPE PLAN
SCALE 1/8" = 1'0"

LEVEL 3 PODIUM PROGRAM & PRECEDENT

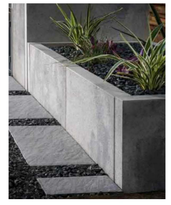


URBAN AGRICULTURE 3x3' GARDEN BOXES & HARVEST PICNIC TABLE

ROOF FLOOR PROGRAM & PRECEDENT



ROOF LOUNGE AND CIP PLANTER EDGE



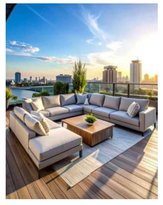


OUTDOOR DINING WITH TRELLIS CANOPY





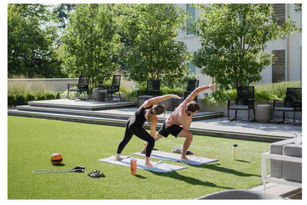
OUTDOOR BBQ AND KITCHEN



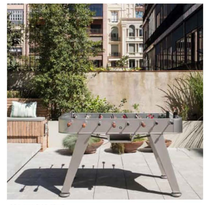
OUTDOOR LOUNGE AND SOFA



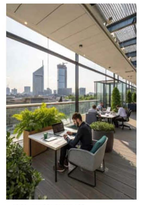
BAR HEIGHT TABLE



MULTIPURPOSE LAWN AREA



OUTDOOR FOOSBALL TABLE



CO-WORKING SPACE

0 10 20 50ft

0 5 10 15M

26-039-02.ZIP

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DRAWING TITLE:

LEVEL 3 PODIUM & ROOF FLOOR LANDSCAPE PLAN

DATE:	28.AUG.2025	DRAWING NUMBER:	
SCALE:	1/8"=1'-0"		**L2**
DRAWN:	JL		
DESIGN:	JL		
CHK'D:	CW		**OF 3**

PMG PROJECT NUMBER: **26-039**

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